

Maricopa County Assessor



Paul D. Petersen
Assessor

Tax Year 2017 Property Valuation Open Forum

PRESENTED BY:

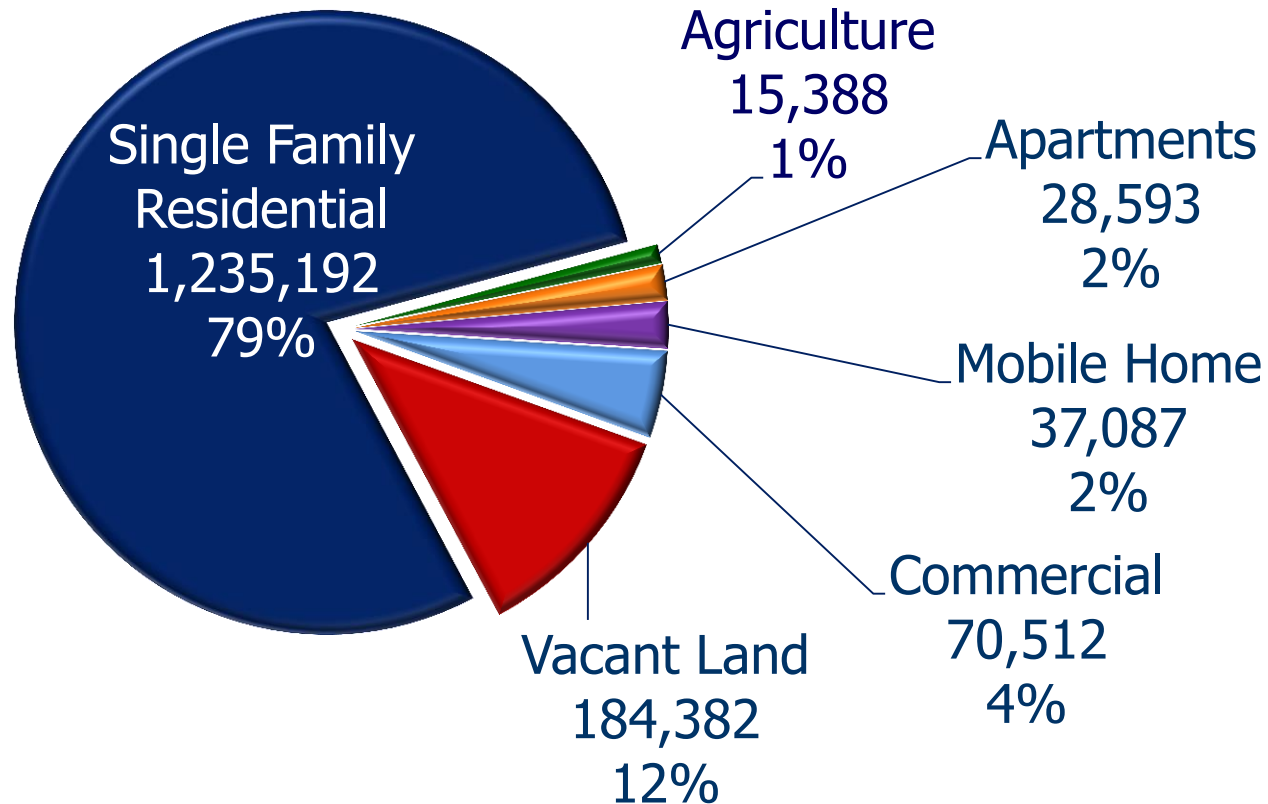
Tim Boncoskey & Lesley Kratz | Assessor's Office
Marc Kuffner | Maricopa Education Service Agency



Paul D. Petersen
Assessor

Maricopa County Property Types

Total Parcels: 1.57 million





Paul D. Petersen
Assessor

Full Cash Analysis – TY 2015-2016 Comparison

PROPERTY TYPE	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2015	FCV 2016		
VACANT LAND	27,900	31,500	4.30%	12.90%
SINGLE FAMILY RESIDENTIAL	161,500	172,300	4.93%	6.69%
CONDOMINIUM	91,000	100,100	5.00%	10.00%
APARTMENTS	128,800	146,100	5.00%	13.43%
COMMERCIAL	381,000	434,100	3.24%	13.94%
MANUFACTURED HOUSING	56,300	59,000	3.75%	4.80%

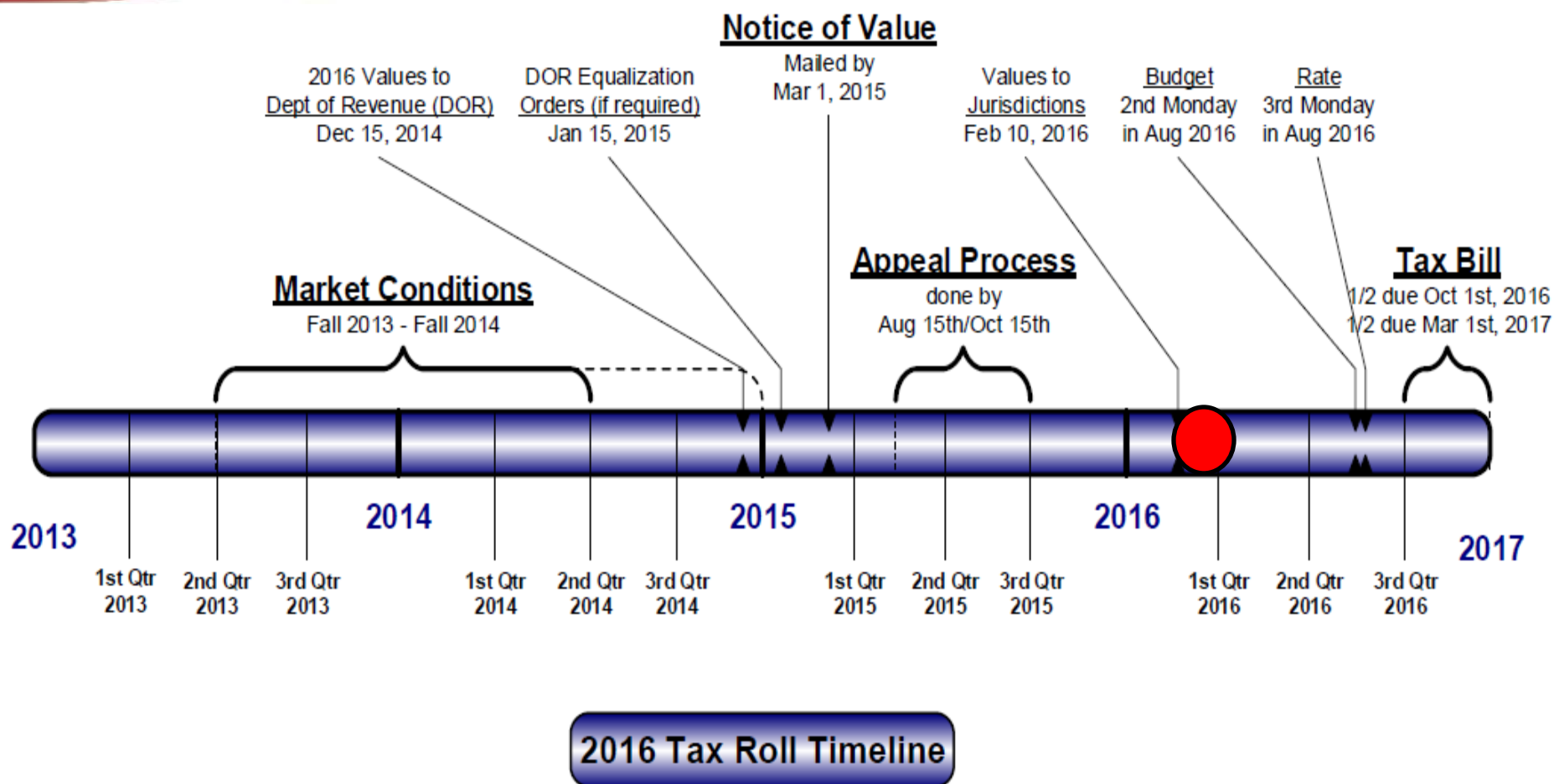
All exempt property, new construction, additions, alterations, or any change in use have been removed from this analysis.

Data used in the calculation of median values from 2015 to 2016 has changed and reflects situations such as parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.



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2016 Tax Roll Timeline





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City Summary

2016 City Summary

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Office of the
Maricopa County
Assessor

Jurisdiction	Date	February 2015 Primary	February 2016 Primary	% of Total	Primary Change
Apache Junction	Feb-16	838,496	870,351	0.0%	3.8%
Avondale	Feb-16	337,158,512	349,102,604	1.0%	3.5%
Buckeye	Feb-16	320,169,039	339,702,713	1.0%	6.1%
Carefree	Feb-16	141,747,093	145,408,280	0.4%	2.6%
Cave Creek	Feb-16	123,506,104	127,483,527	0.3%	3.2%
Chandler	Feb-16	2,380,457,981	2,553,971,787	7.1%	7.3%
Community College	Feb-16	34,623,670,323	36,135,494,474	100.0%	4.4%
El Mirage	Feb-16	95,862,819	97,397,544	0.3%	1.6%
Fountain Hills	Feb-16	402,135,304	423,652,443	1.1%	5.4%
Gila Bend	Feb-16	136,703,637	123,642,035	0.3%	-9.6%
Gilbert	Feb-16	1,845,325,449	1,979,359,269	5.5%	7.3%
Glendale	Feb-16	1,129,008,207	1,173,091,035	3.4%	3.9%
Goodyear	Feb-16	670,952,898	710,534,322	1.9%	5.9%
Guadalupe	Feb-16	10,101,430	10,020,431	0.0%	-0.8%
Litchfield Park	Feb-16	65,539,194	67,984,341	0.2%	3.7%
Maricopa County	Feb-16	34,623,670,323	36,135,494,474	100.0%	4.4%
Mesa	Feb-16	2,757,912,916	2,888,290,611	8.3%	4.7%
Paradise Valley	Feb-16	755,614,462	792,243,632	2.0%	4.8%
Peoria	Feb-16	1,178,016,995	1,244,679,295	3.5%	5.7%
Phoenix	Feb-16	10,577,031,724	10,982,150,871	31.2%	3.8%
Queen Creek	Feb-16	241,145,401	268,070,610	0.8%	11.2%
Scottsdale	Feb-16	5,161,731,123	5,398,913,387	14.3%	4.6%
Surprise	Feb-16	889,243,593	928,896,805	2.5%	4.5%
Tempe	Feb-16	1,593,944,354	1,669,352,097	4.7%	4.7%
Tolleson	Feb-16	165,273,488	178,058,092	0.5%	7.7%
Wickenburg	Feb-16	59,381,994	60,594,596	0.2%	2.0%
Youngtown	Feb-16	19,993,451	20,482,484	0.1%	2.4%



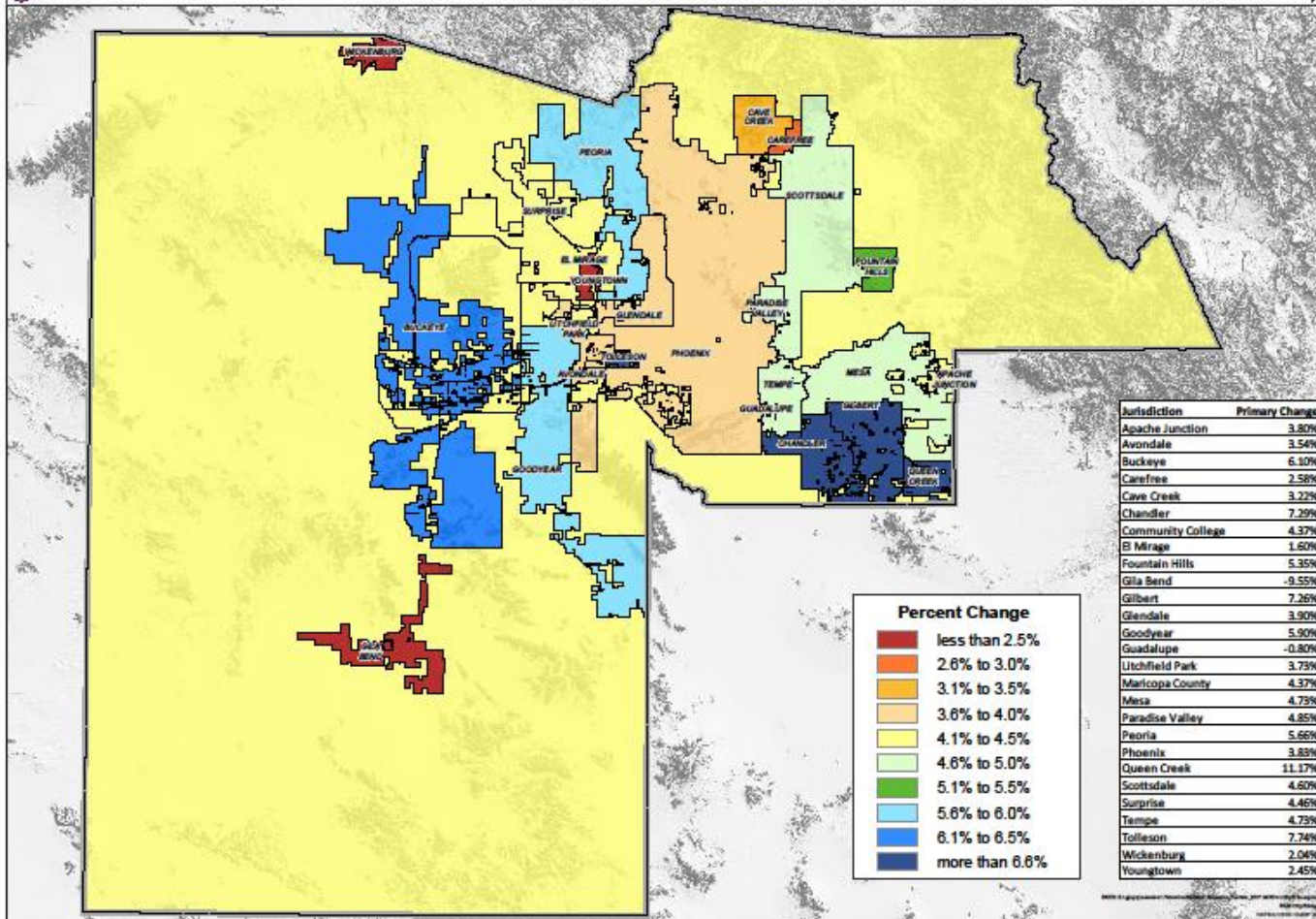
Paul D. Petersen
Assessor

Primary City Map

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY MUNICIPALITY

From February 2015 to February 2016

Paul D. Petersen





Paul D. Petersen Assessor

School Summary

2016 School Summary

Paul D Petersen
Assessor



Office of the
Maricopa County
Assessor

School District	Date	February 2015 Primary	February 2015 Secondary	February 2016 Primary	February 2016 Secondary	% of Total	Primary Change	Secondary Change
AGUA FRIA UNION #216	Feb-16	976,335,529	1,157,172,353	1,030,770,138	1,281,605,805	2.8%	5.6%	10.8%
BUCKEYE UNION #201	Feb-16	656,613,462	755,356,267	652,565,804	792,093,763	1.8%	-0.6%	4.3%
GLENDALE UNION #205	Feb-16	1,350,518,418	1,733,704,874	1,400,607,317	1,897,996,770	4.3%	3.7%	9.5%
PHOENIX UNION #210	Feb-16	4,206,507,891	5,088,747,539	4,328,567,331	5,650,995,865	12.7%	2.9%	11.0%
TEMPE UNION #213	Feb-16	3,033,283,201	3,553,208,050	3,170,299,787	3,951,943,016	8.8%	4.5%	11.2%
TOLLESON UNION #214	Feb-16	937,650,210	1,196,644,417	987,529,742	1,374,754,809	3.1%	5.3%	14.9%
No School District	Feb-16	98,751,904	108,650,931	101,356,434	113,646,227	0.3%	2.6%	4.6%
Phoenix Elementary #1	Feb-16	596,875,514	693,744,109	599,496,986	745,271,839	1.7%	0.4%	7.4%
Riverside Elementary #2	Feb-16	336,138,720	373,810,252	337,179,396	404,887,281	0.8%	0.3%	8.3%
Tempe Elementary #3	Feb-16	1,250,829,431	1,474,955,536	1,304,786,663	1,675,845,847	3.8%	4.3%	13.6%
Mesa Unified #4	Feb-16	2,585,940,158	3,176,443,884	2,692,702,270	3,513,466,307	7.8%	4.1%	10.6%
Isaac Elementary #5	Feb-16	116,558,997	141,882,717	118,947,451	164,558,964	0.4%	2.0%	16.0%
Washington Elementary #6	Feb-16	1,102,587,408	1,403,505,992	1,142,985,708	1,530,063,738	3.4%	3.7%	9.0%
Wilson Elementary #7	Feb-16	80,728,841	88,431,643	91,129,137	104,237,383	0.2%	12.9%	17.3%
Osborn Elementary #8	Feb-16	372,262,492	450,799,767	375,609,535	495,615,446	1.1%	0.9%	9.3%
Wickenburg Unified #9	Feb-16	148,063,651	173,926,751	154,248,903	194,378,776	0.4%	4.2%	11.8%
Peoria Unified #11	Feb-16	1,370,296,990	1,660,710,905	1,418,430,002	1,774,336,696	4.0%	3.5%	6.8%
Creighton Elementary #14	Feb-16	354,922,762	441,509,320	368,744,187	489,575,206	1.1%	3.9%	10.9%
"PEORIA UNORGANIZED" #15	Feb-16	262,671,891	293,634,355	272,650,766	319,368,549	0.7%	3.8%	8.8%
Tolleson Elementary #17	Feb-16	146,136,131	180,139,017	156,819,948	212,562,657	0.6%	7.3%	18.0%
Murphy Elementary #21	Feb-16	88,549,640	98,342,060	85,321,030	108,775,188	0.2%	0.5%	10.6%
Gila Bend Unified #24	Feb-16	144,063,605	147,111,582	130,998,138	144,828,823	0.3%	-9.1%	-1.6%
Liberty Elementary #25	Feb-16	197,234,465	235,660,152	206,821,603	259,575,863	0.8%	4.9%	10.1%
Kyrene Elementary #28	Feb-16	1,782,453,770	2,078,252,514	1,865,513,124	2,276,097,169	6.1%	4.7%	9.5%
Peoria Unified Ext #29	Feb-16	105,424,813	132,389,407	125,772,730	165,087,117	0.4%	19.3%	24.7%
Balsz Elementary #31	Feb-16	254,086,906	302,463,608	262,080,360	341,267,100	0.8%	3.1%	12.8%
Buckeye Elementary #33	Feb-16	167,481,283	219,733,663	171,277,570	238,181,065	0.6%	2.3%	8.4%
Madison Elementary #38	Feb-16	848,358,517	1,011,407,213	877,131,838	1,121,584,421	2.6%	3.4%	10.9%
Glendale Elementary #40	Feb-16	247,931,010	330,198,882	257,621,609	367,933,032	0.8%	3.9%	11.4%
Gilbert Unified #41	Feb-16	1,583,134,273	1,926,108,014	1,692,085,520	2,113,920,314	4.7%	6.9%	9.8%
Avondale Elementary #44	Feb-16	314,961,281	376,802,988	327,524,984	421,451,751	0.8%	4.0%	11.8%
Fowler Elementary #45	Feb-16	258,660,392	321,214,524	276,484,587	397,718,756	0.8%	6.9%	23.8%
Arlington Elementary #47	Feb-16	270,746,541	275,120,622	250,974,967	263,328,223	0.8%	-7.3%	-4.3%
Scottsdale Unified #48	Feb-16	4,520,829,405	5,281,149,549	4,740,996,146	5,640,952,900	12.7%	4.9%	6.8%
Palo Verde Elementary #49	Feb-16	21,151,173	24,841,830	23,491,664	31,008,612	0.1%	11.1%	24.8%
Peoria Unified Ext #56	Feb-16	0	0	5,405,153	7,811,028	0.0%	#DIV/0!	#DIV/0!
Laveen Elementary #59	Feb-16	180,630,656	243,193,114	192,002,094	263,228,638	0.8%	6.3%	8.2%
Higley Unified #60	Feb-16	520,298,071	644,651,340	554,946,683	700,821,831	1.8%	6.7%	8.7%

2016 School Summary

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Office of the
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School District	Date	February 2015 Primary	February 2015 Secondary	February 2016 Primary	February 2016 Secondary	% of Total	Primary Change	Secondary Change
Union Elementary #62	Feb-16	52,577,675	67,869,026	55,147,500	73,386,810	0.2%	4.9%	8.1%
Aguila Elementary #63	Feb-16	12,455,629	14,539,721	11,775,034	13,815,890	0.0%	-5.5%	-5.0%
Littleton Elementary #65	Feb-16	212,667,831	269,790,437	216,865,601	294,745,409	0.7%	2.0%	9.2%
Roosevelt Elementary #66	Feb-16	507,702,292	629,047,889	520,228,259	694,258,582	1.6%	2.5%	10.4%
Alhambra Elementary #68	Feb-16	263,982,473	327,064,416	288,006,534	397,337,591	0.9%	9.1%	21.5%
Paradise Valley Unified #69	Feb-16	2,946,463,405	3,437,057,050	3,081,690,554	3,728,181,109	8.4%	4.6%	8.5%
Sentinel Elementary #71	Feb-16	8,121,612	8,355,473	8,257,762	8,831,933	0.0%	1.7%	5.7%
Morrison Elementary #75	Feb-16	14,693,291	17,328,877	14,806,912	19,032,868	0.0%	0.8%	9.8%
Litchfield Elementary #79	Feb-16	661,374,248	780,369,365	703,245,154	860,154,054	1.9%	6.3%	10.2%
Chandler Unified #80	Feb-16	2,261,486,516	2,676,036,592	2,440,148,705	2,989,210,788	6.7%	7.9%	11.7%
Nadaburg Elementary #81	Feb-16	53,984,568	70,608,429	55,240,443	75,402,026	0.2%	2.3%	6.8%
Cartwright Elementary #83	Feb-16	205,410,081	287,051,431	208,690,524	320,398,226	0.7%	1.6%	11.6%
Mobile Elementary #86	Feb-16	8,117,347	8,328,735	8,104,006	9,203,731	0.0%	-0.2%	10.5%
"DYSART UNORGANIZED" #88	Feb-16	208,743,429	216,883,018	212,865,510	227,604,890	0.5%	2.0%	4.9%
Dysart Unified #89	Feb-16	1,105,193,855	1,295,329,127	1,150,639,963	1,374,296,182	3.1%	4.1%	6.1%
Saddle Mountain Unified #90	Feb-16	781,996,778	796,528,837	755,818,570	779,881,761	1.8%	-3.3%	-2.1%
Pendergast Elementary #92	Feb-16	267,608,181	357,631,413	282,212,106	396,341,177	0.9%	5.5%	10.8%
Cave Creek Unified #93	Feb-16	1,706,834,968	1,967,055,050	1,779,834,756	2,120,425,604	4.8%	4.3%	7.8%
Paloma Elementary #94	Feb-16	85,623,272	86,880,330	79,425,755	84,359,158	0.2%	-7.2%	-2.9%
Queen Creek Unified #95	Feb-16	304,796,650	380,167,016	336,871,276	439,793,969	1.0%	10.5%	15.7%
Deer Valley Unified #97	Feb-16	2,206,516,556	2,628,685,853	2,299,621,371	2,813,044,781	6.3%	4.2%	7.0%
Fountain Hills Unified #98	Feb-16	418,258,975	491,245,054	440,460,333	529,648,476	1.2%	5.3%	7.8%

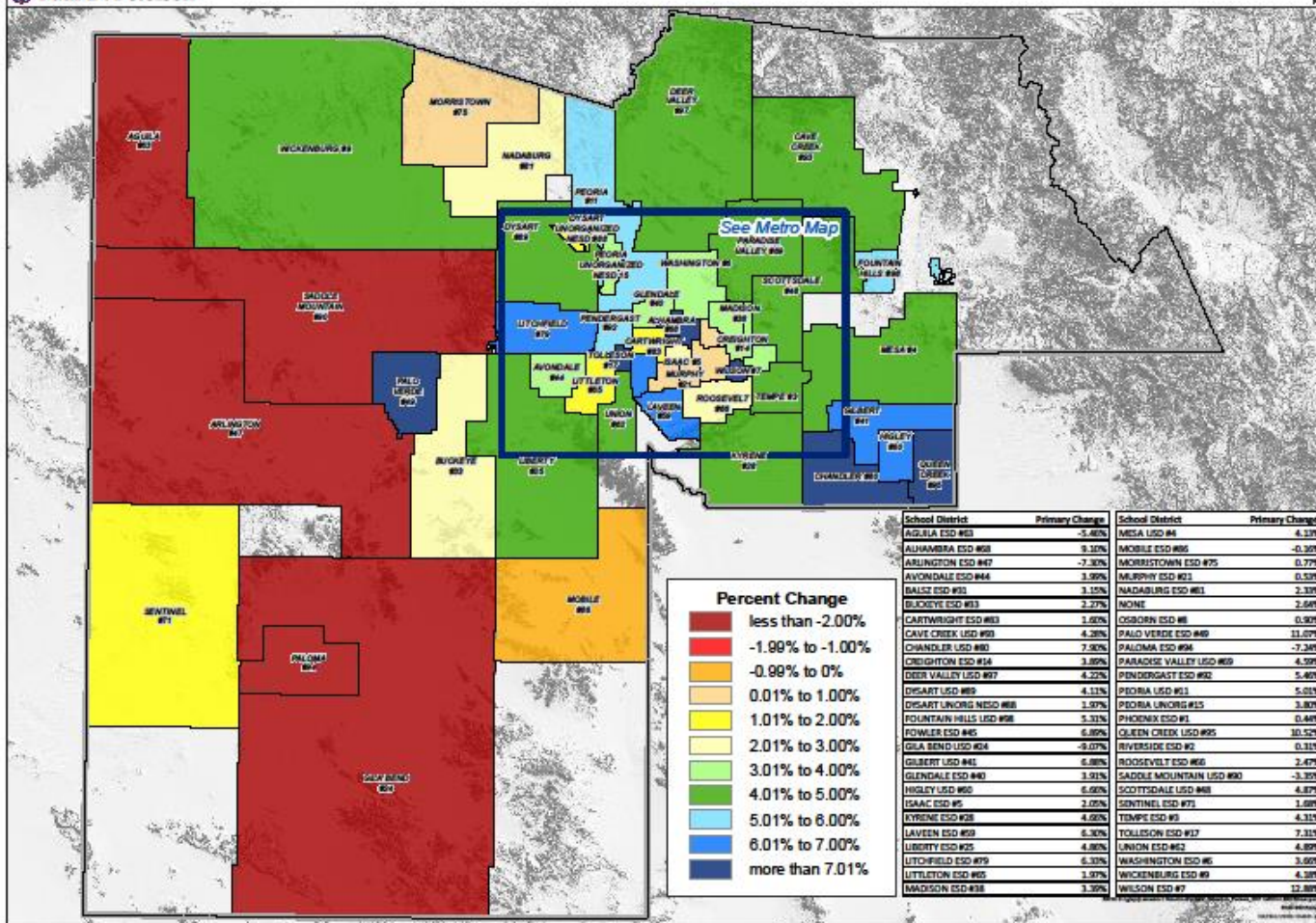


Paul D. Petersen
Assessor

Primary Elementary

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY ELEMENTARY SCHOOL DISTRICT From February 2015 to February 2016

Paul D. Petersen





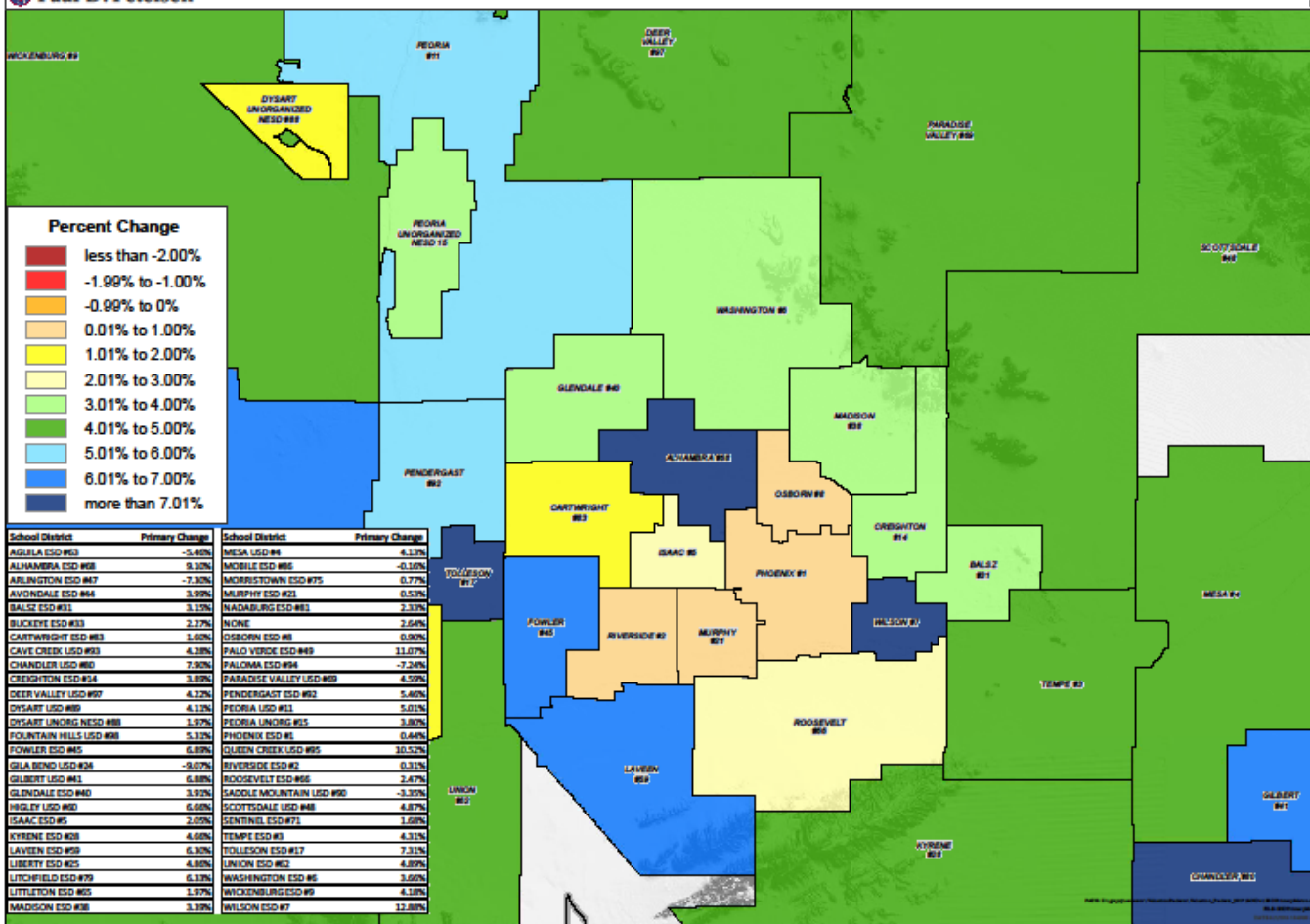
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Primary Elementary Metro

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY ELEMENTARY SCHOOL DISTRICT - METRO

From February 2015 to February 2016

Paul D. Petersen





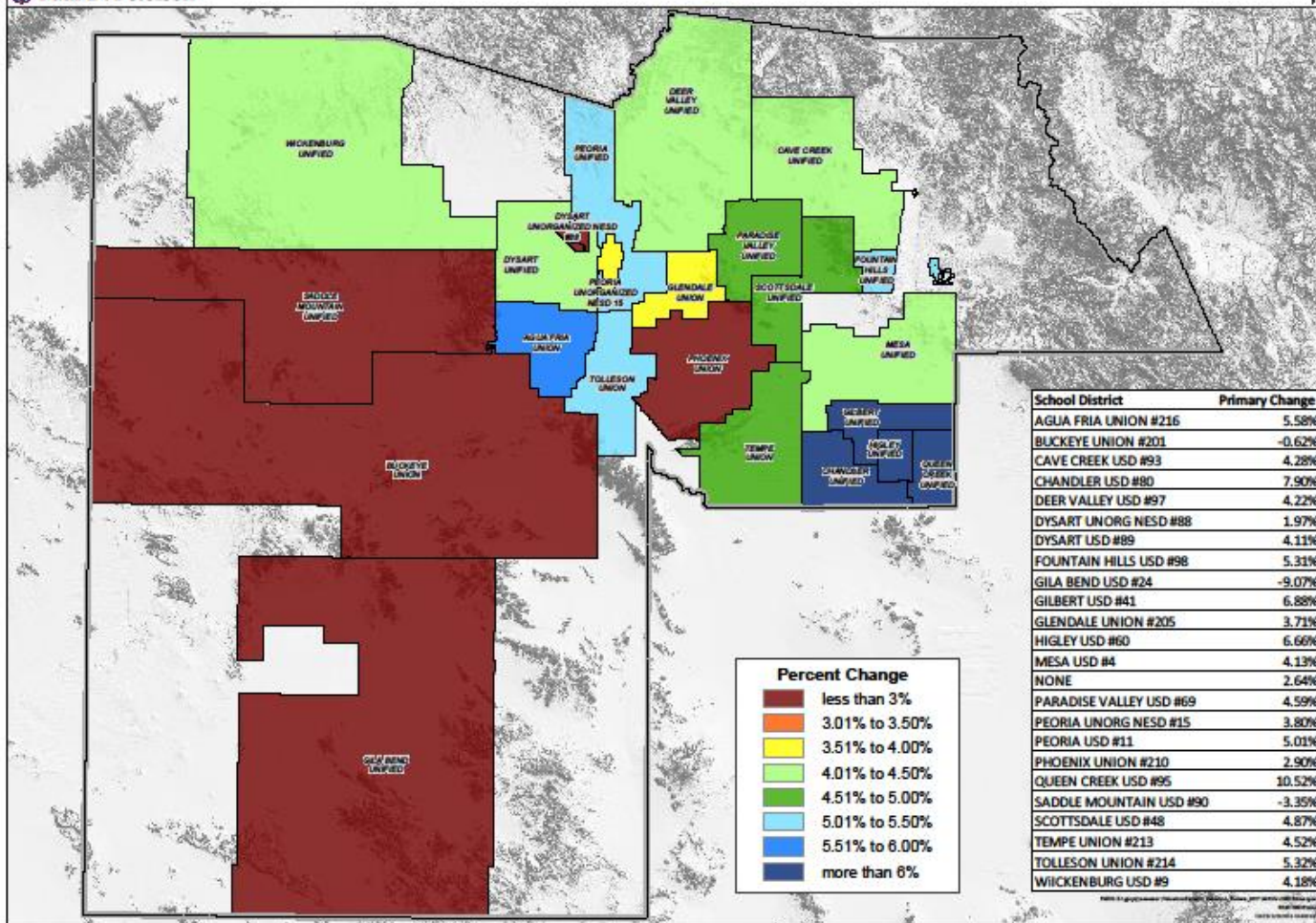
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Primary High School

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY HIGH SCHOOL DISTRICT

From February 2015 to February 2016

Paul D. Petersen





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Fire District Summary

2016 Fire District Summary

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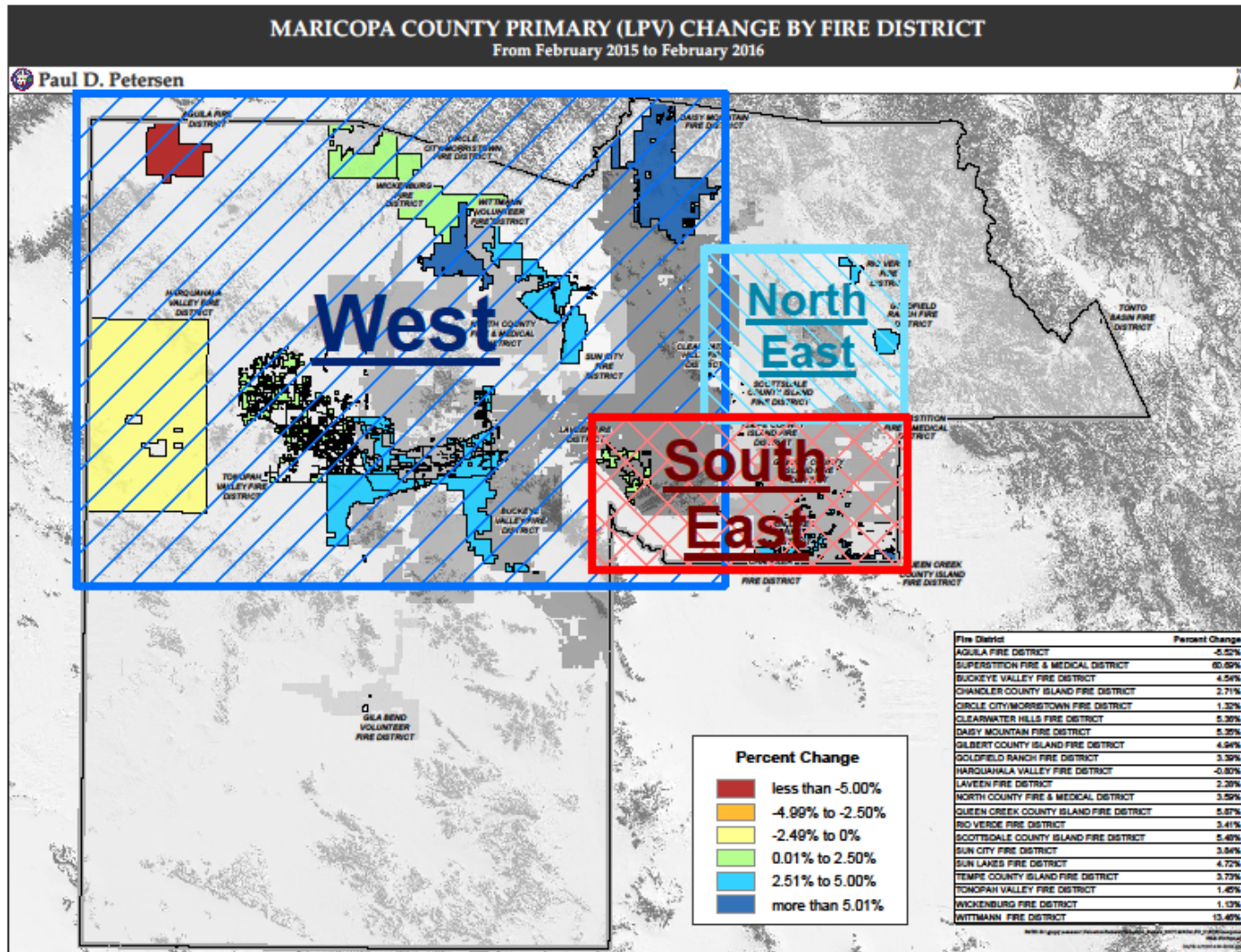
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Jurisdiction	Date	February 2015 Primary	February 2016 Primary	Net Assessed Change
Aguila	Feb-16	11,065,950	10,455,272	-5.5%
Buckeye Valley VFD	Feb-16	115,447,669	120,686,060	4.5%
Chandler CIFD	Feb-16	40,449,801	41,546,344	2.7%
Circle City/Morristown	Feb-16	10,844,319	10,987,899	1.3%
Clearwater Hills	Feb-16	21,357,604	22,501,403	5.4%
Daisy Mountain	Feb-16	351,977,324	370,805,271	5.3%
Gilbert CIFD	Feb-16	34,228,778	35,921,162	4.9%
Goldfield Ranch	Feb-16	7,648,748	7,907,949	3.4%
Harquahala Valley VFD	Feb-16	68,652,611	68,104,703	-0.8%
Laveen	Feb-16	38,677,909	39,559,414	2.3%
North County Fire & Medical	Feb-16	369,755,445	383,038,322	3.6%
Queen Creek CIFD	Feb-16	41,040,643	43,448,892	5.9%
Rio Verde	Feb-16	64,284,180	66,476,172	3.4%
Scottsdale CIFD	Feb-16	3,225,574	3,402,264	5.5%
Sun City	Feb-16	282,615,256	293,455,063	3.8%
Sun Lakes	Feb-16	201,323,437	210,829,864	4.7%
Superstition	Feb-16	239,192	384,348	60.7%
Tempe CIFD	Feb-16	9,120,750	9,461,137	3.7%
Tonopah Valley	Feb-16	17,827,009	18,085,611	1.5%
Wickenburg VFD	Feb-16	17,231,884	17,427,420	1.1%
Wittmann VFD	Feb-16	29,528,515	33,503,459	13.5%



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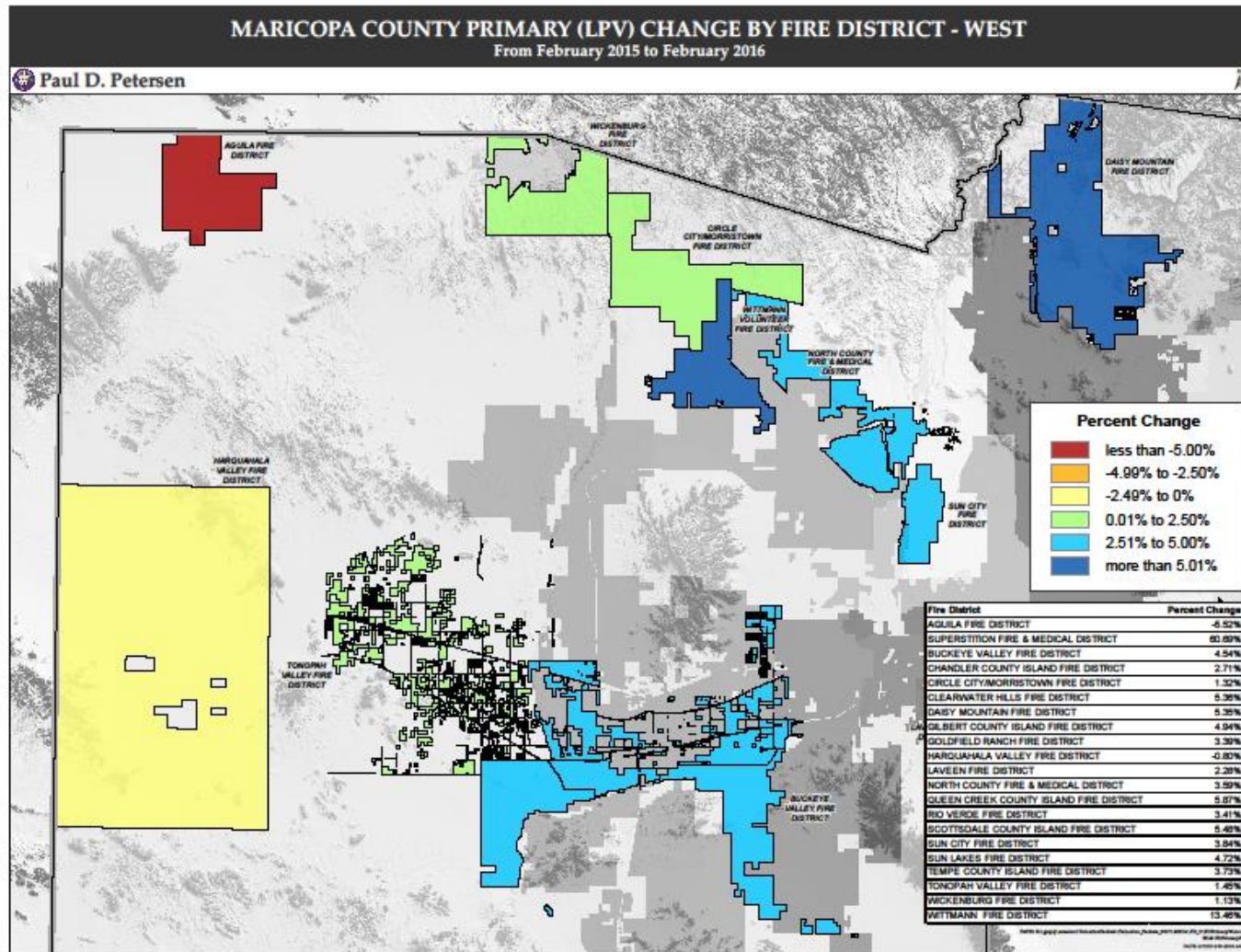
Fire District Map





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Fire District - West





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Fire District - Northeast

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY FIRE DISTRICT - NORTHEAST

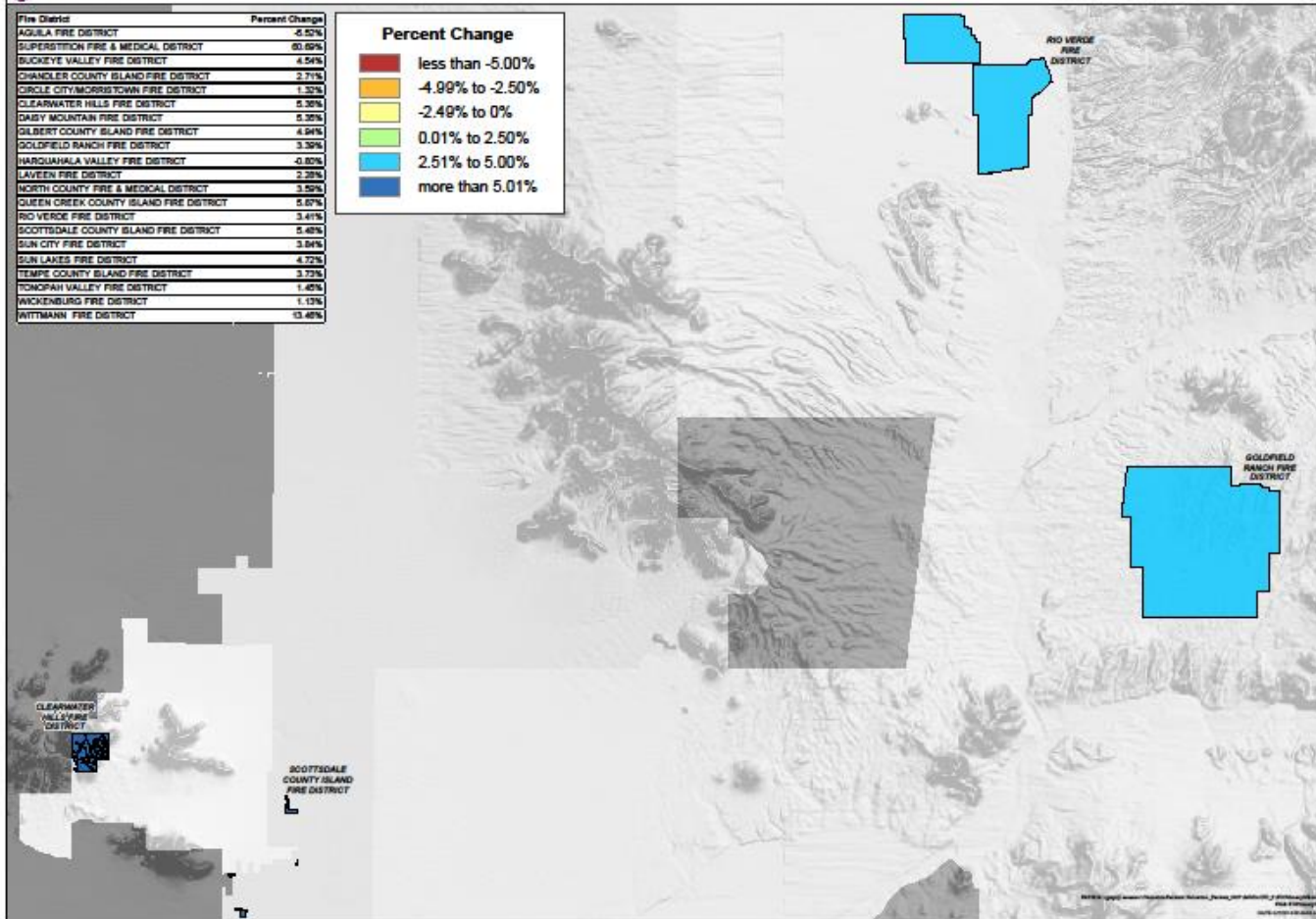
From February 2015 to February 2016

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Fire District	Percent Change
AGUILA FIRE DISTRICT	-6.55%
SUPERSTITION FIRE & MEDICAL DISTRICT	80.66%
BUCKEYE VALLEY FIRE DISTRICT	4.54%
CHANDLER COUNTY ISLAND FIRE DISTRICT	2.71%
CIRCLE CITY/MORRISTOWN FIRE DISTRICT	1.52%
CLEARWATER HILLS FIRE DISTRICT	0.38%
DASBY MOUNTAIN FIRE DISTRICT	0.38%
GILBERT COUNTY ISLAND FIRE DISTRICT	4.94%
GOLDFIELD RANCH FIRE DISTRICT	3.36%
HARQUAHUA VALLEY FIRE DISTRICT	-0.80%
LAVEN FIRE DISTRICT	2.28%
NORTH COUNTY FIRE & MEDICAL DISTRICT	3.55%
QUEEN CREEK COUNTY ISLAND FIRE DISTRICT	0.07%
RIO VERDE FIRE DISTRICT	0.41%
SCOTTSDALE COUNTY ISLAND FIRE DISTRICT	0.48%
SUN CITY FIRE DISTRICT	3.84%
SUN LAKES FIRE DISTRICT	4.72%
TEMPE COUNTY ISLAND FIRE DISTRICT	3.73%
TOMOPAH VALLEY FIRE DISTRICT	1.48%
WICKENBURG FIRE DISTRICT	1.13%
WITTMANN FIRE DISTRICT	13.48%

Percent Change

- less than -5.00%
- 4.99% to -2.50%
- 2.49% to 0%
- 0.01% to 2.50%
- 2.51% to 5.00%
- more than 5.01%





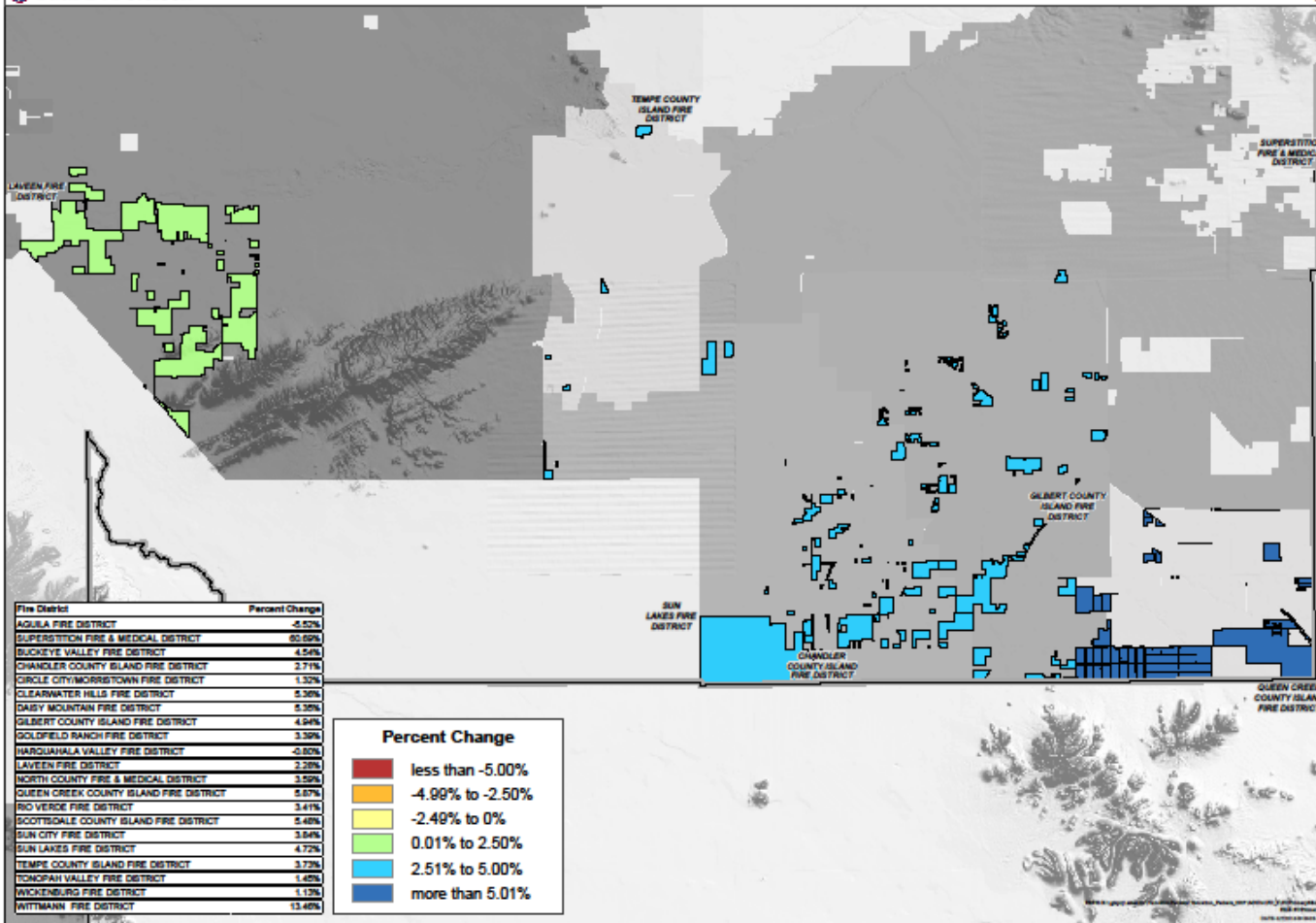
Paul D. Petersen
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Fire District - Southeast

MARICOPA COUNTY PRIMARY (LPV) CHANGE BY FIRE DISTRICT - SOUTHEAST

From February 2015 to February 2016

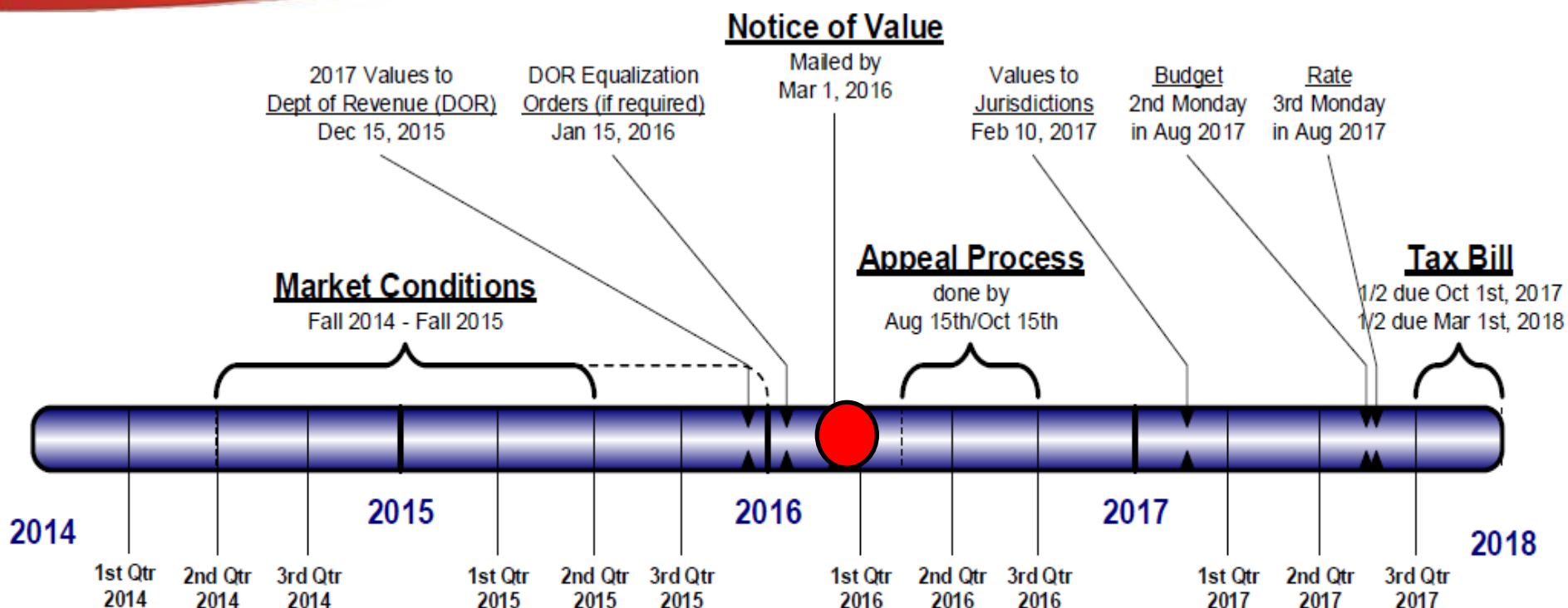
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2017 Tax Roll Timeline



2017 Tax Roll Timeline



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Full Cash Analysis - TY 2016-2017 Comparison

PROPERTY TYPE	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
VACANT LAND	30,900	33,700	3.67%	9.06%
SINGLE FAMILY RESIDENTIAL	173,700	181,300	4.97%	4.38%
CONDOMINIUM	100,500	108,200	5.00%	7.66%
APARTMENTS	147,700	164,300	5.00%	11.24%
COMMERCIAL	429,400	474,050	4.46%	10.40%
MANUFACTURED HOUSING	59,500	59,900	2.57%	0.67%

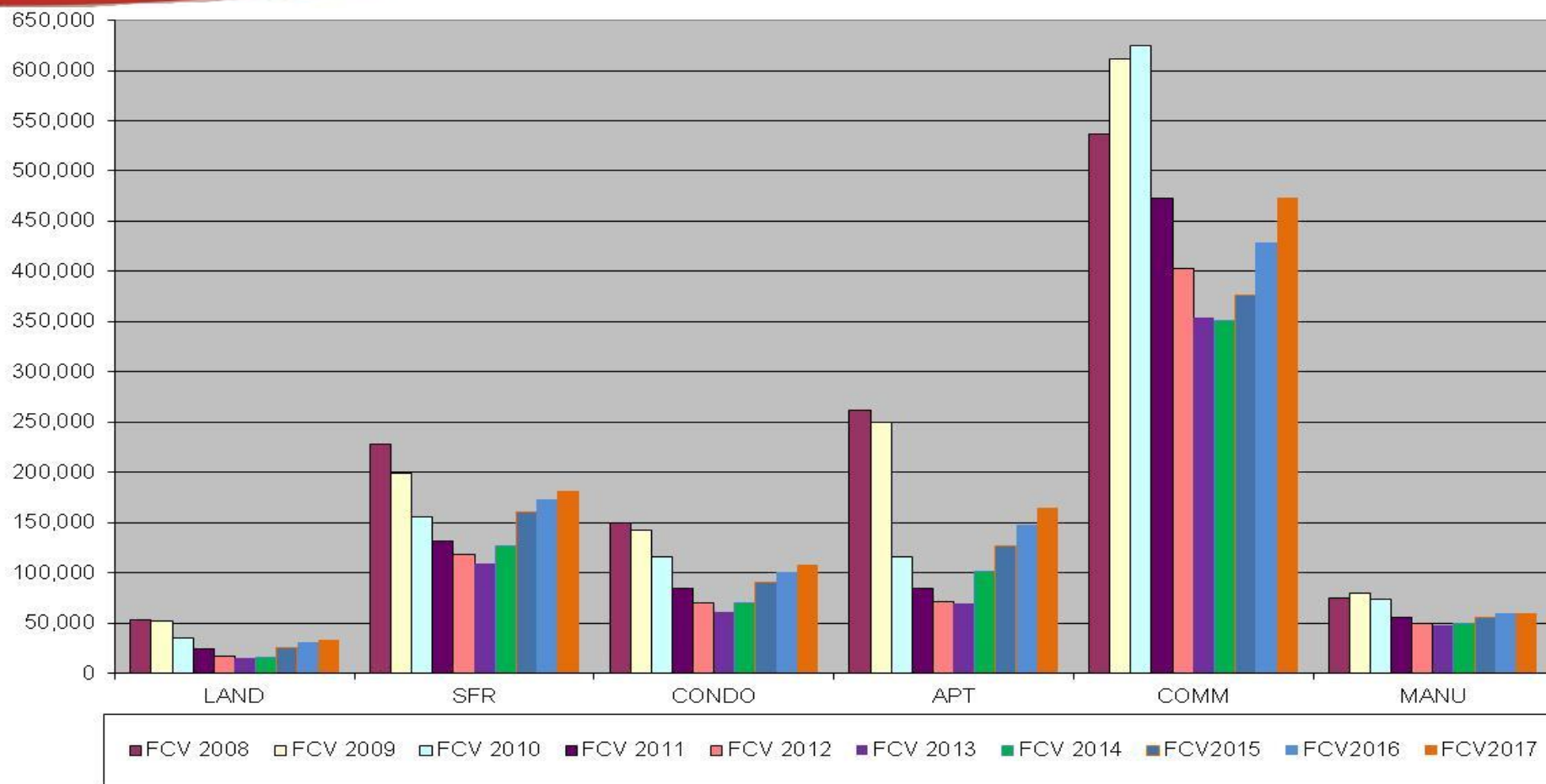
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Historical FCV Comparison





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TY 2016-2017 –Residential by City

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2016 & 2017 Comparison
Single Family Residential
by City
(Includes Condos)**

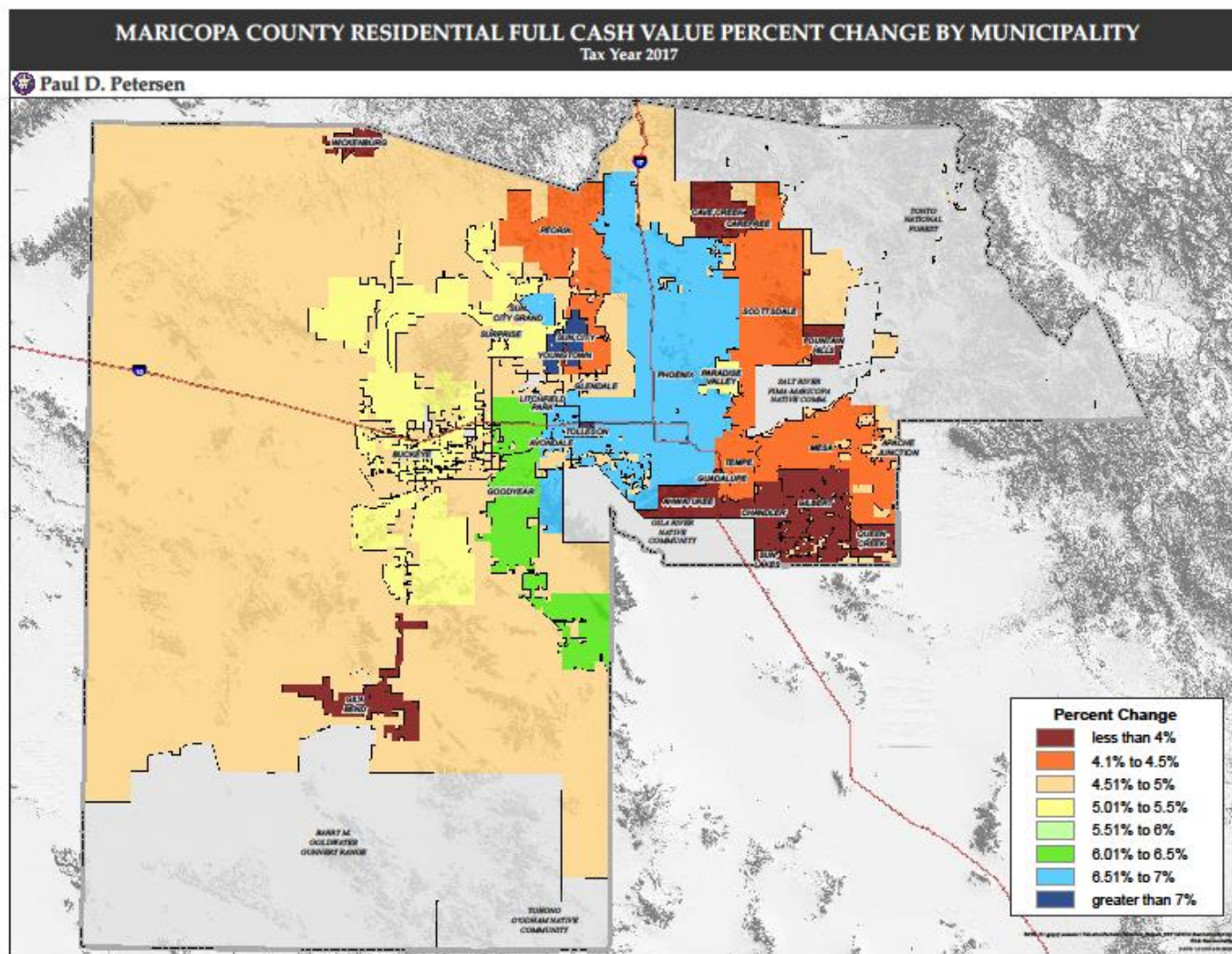
CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
0 NO CITY/TOWN	203,300	213,100	5.00%	4.82%
1 AVONDALE	130,000	138,800	5.00%	6.77%
2 BUCKEYE	128,800	135,300	5.00%	5.05%
3 CHANDLER	201,800	207,700	5.00%	2.92%
4 EL MIRAGE	103,600	111,200	5.00%	7.34%
5 GILA BEND	38,600	40,000	4.19%	3.63%
6 GILBERT	214,000	219,700	5.00%	2.66%
7 GLENDALE	133,500	140,000	5.00%	4.87%
8 GOODYEAR	181,700	193,500	5.00%	6.49%
9 GUADALUPE	45,100	59,300	5.00%	31.49%
10 MESA	151,800	158,100	4.89%	4.15%
11 PARADISE VALLEY	1,114,950	1,171,750	4.38%	5.09%
12 PEORIA	168,300	175,300	5.00%	4.16%
13 PHOENIX	128,500	137,100	5.00%	6.69%
14 SCOTTSDALE	309,100	321,600	4.87%	4.04%
15 SURPRISE	144,000	151,300	4.96%	5.07%
16 TEMPE	177,000	184,500	4.99%	4.24%
17 TOLLESON	75,000	80,500	5.00%	7.33%
18 WICKENBURG	159,600	155,000	5.00%	-2.88%
19 YOUNGTOWN	78,500	80,200	5.00%	2.17%
21 CAREFREE	527,500	535,100	4.19%	1.44%
22 CAVE CREEK	395,750	406,150	4.52%	2.63%
23 LITCHFIELD PARK	209,500	235,000	5.00%	12.17%
24 FOUNTAIN HILLS	280,700	283,700	4.76%	1.07%
25 QUEEN CREEK	231,800	235,800	5.00%	1.73%
30 SUN CITY	92,800	101,300	5.00%	9.16%
31 SUN CITY WEST	143,000	152,300	5.00%	6.50%
32 SUN CITY GRAND	208,500	218,500	4.91%	4.80%
33 SUN LAKES	202,700	199,700	4.74%	-1.48%
34 AHWATUKEE	221,200	226,700	5.00%	2.49%
TOTAL	163,100	170,500	4.92%	4.54%

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in the calculation of median values from 2016 to 2017 has changed and reflects situations such as parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.



TY 2016-2017 –Residential by City





Paul D. Petersen
Assessor

TY 2016-2017 –Residential by Zip

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Tax Y
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Tax

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2016 & 2017 Comparison
Single Family Residential
by Zip
(Includes Condos)**

ZIP	Median FCV 2016
85003	250.5
85004	168.1
85006	99.2
85007	108.3
85008	84.7
85009	51.1
85012	253.5
85013	160.5
85014	127.2
85015	103.2
85016	167.1
85017	67.2
85018	290.8
85019	82.5
85020	126.3
85021	154.6
85022	166.7
85023	154.0
85024	178.0
85027	126.0
85028	257.5
85029	112.0
85031	74.2
85032	154.0
85033	76.6
85034	56.9
85035	71.6
85037	97.2
85040	62.2
85041	101.7
85042	100.1
85043	101.8
85044	191.5
85045	284.7

ZIP	Median FCV 2016
85048	242.7
85050	235.0
85051	100.5
85053	126.7
85054	258.8
85083	256.7
85085	262.2
85086	241.0
85087	247.8
*85119	448.6
85120	101.5
*85139	88.1
85142	237.0
*85190	487.8
85201	101.6
85202	136.6
85203	152.0
85204	121.6
85205	135.3
85206	144.5
85207	210.2
85208	130.7
85209	167.0
85210	112.1
85212	204.5
85213	210.5
85215	192.7
85224	162.1
85225	155.2
85226	195.5
85233	195.1
85234	207.2
85248	247.6
85249	273.1
85250	214.6

ZIP	Med FCV 2016
85251	187
85253	925
85254	318
85255	480
85257	182
85258	332
85259	455
85260	290
85262	603
85263	348
85264	538
85266	510
85268	282
85281	149
85282	173
85283	169
85284	318
85286	254
85295	210
85296	198
85297	220
85298	264
85301	76
85302	123
85303	112
85304	133
85305	168
85306	137
85307	116
85308	182
85310	202
85320	218
85322	79
85323	116
85326	116

ZIP	Median Values		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
85331	326,700	332,800	4.94%	1.87%
85333	63,200	81,000	1.31%	28.16%
85335	103,600	111,200	5.00%	7.34%
85337	39,100	40,500	4.20%	3.58%
85338	153,800	164,200	5.00%	6.76%
85339	143,500	147,500	5.00%	2.79%
85340	194,100	207,300	5.00%	6.80%
85342	156,500	147,600	5.00%	-5.69%
85343	132,600	144,500	5.00%	8.97%
85345	113,500	119,800	5.00%	5.55%
85351	89,100	98,000	5.00%	9.99%
85353	119,600	132,000	5.00%	10.37%
85354	99,700	138,600	5.00%	39.02%
85355	203,200	217,300	5.00%	6.94%
85361	178,000	189,700	4.66%	6.57%
85363	78,500	80,100	5.00%	2.04%
85373	130,600	137,500	5.00%	5.28%
85374	146,700	154,500	4.68%	5.32%
85375	143,300	152,700	4.98%	6.56%
85377	487,100	495,300	4.59%	1.68%
85378	107,300	117,700	5.00%	9.69%
85379	150,800	157,600	5.00%	4.51%
85381	168,800	174,700	5.00%	3.50%
85382	172,100	181,600	4.80%	5.52%
85383	266,300	272,800	5.00%	2.44%
85387	209,500	220,750	4.91%	5.37%
85388	157,800	165,600	5.00%	4.94%
85390	171,900	184,550	5.00%	-4.28%
85392	143,600	153,200	5.00%	6.69%
85395	233,850	247,950	4.97%	6.03%
85396	197,900	199,000	5.00%	0.56%
Total	163,100	170,500	4.92%	4.54%

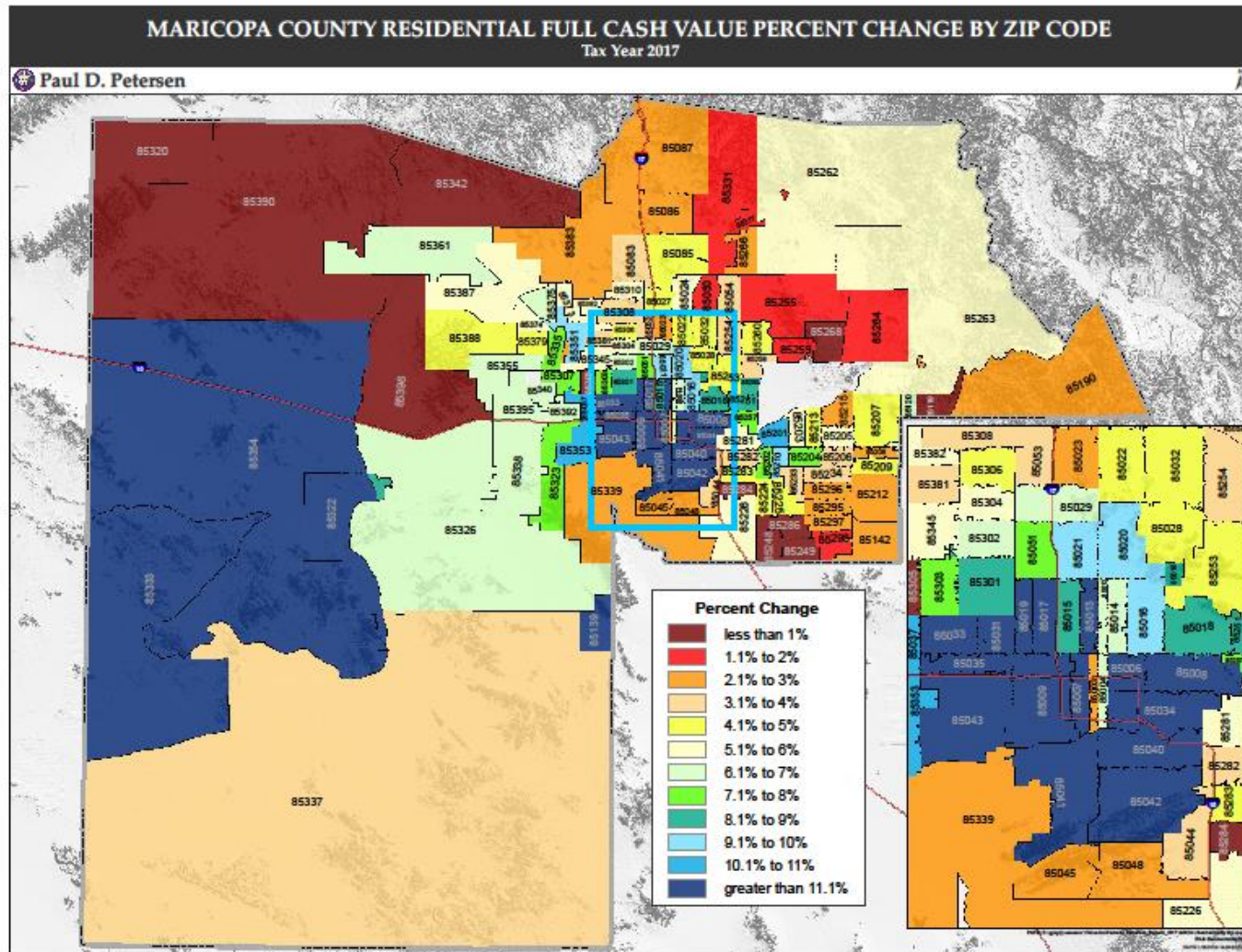
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* Minimal number of properties within Zip Code. Statistics may not be reliable.



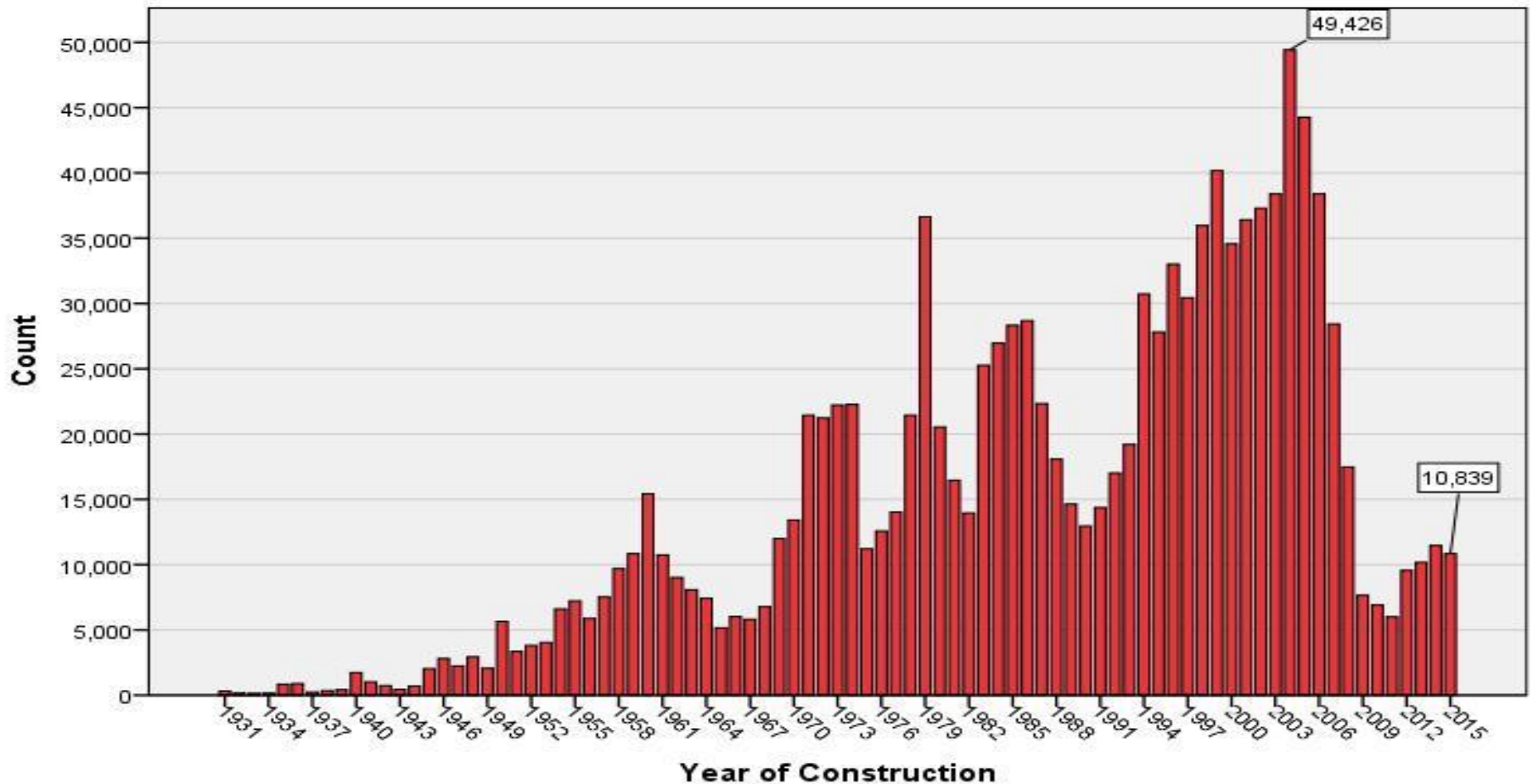
TY 2016-2017 –Residential by Zip





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Assessor

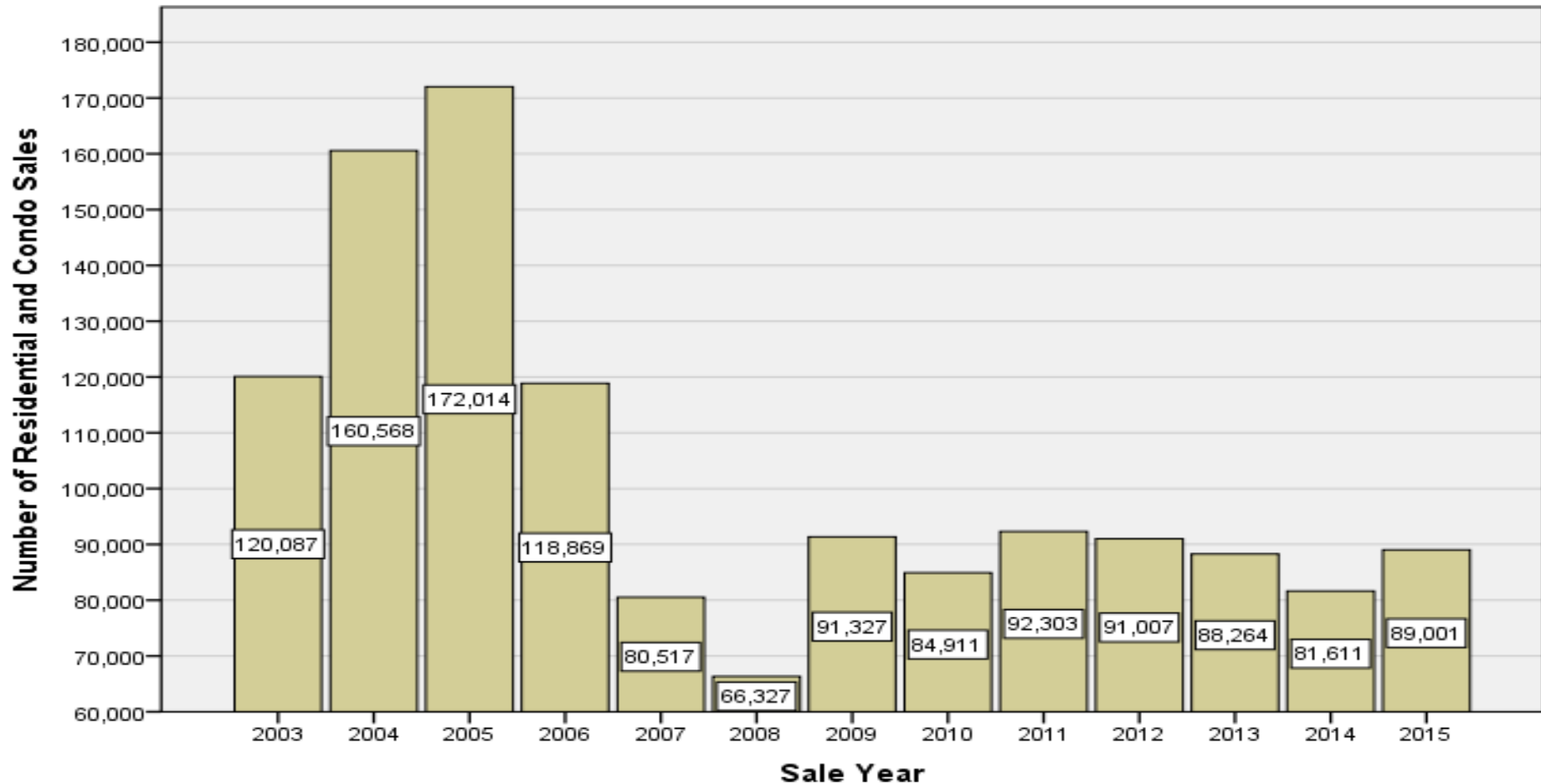
Residential/Condo Year of Construction Profile





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Assessor

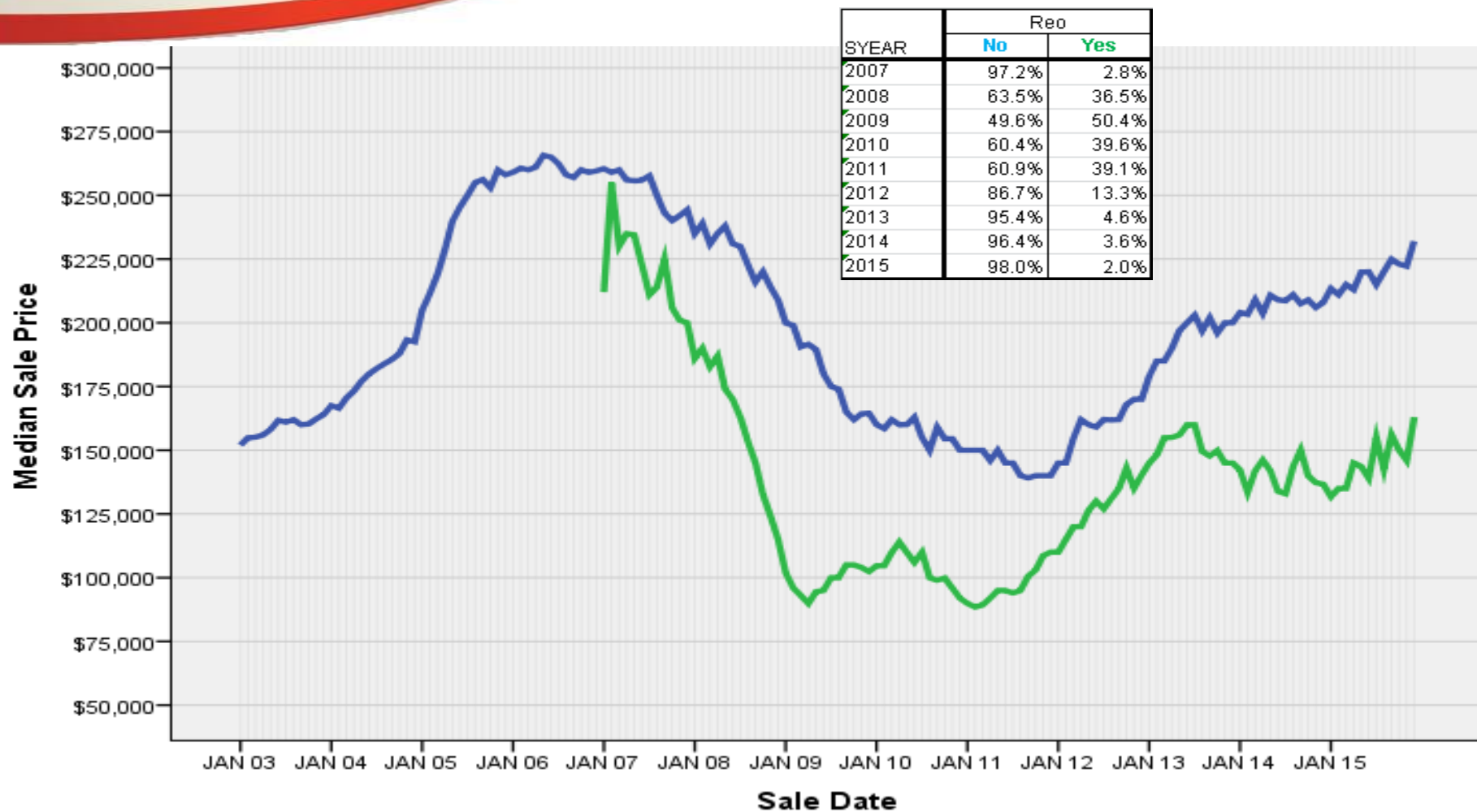
Residential/Condo Sales (2003-2015)





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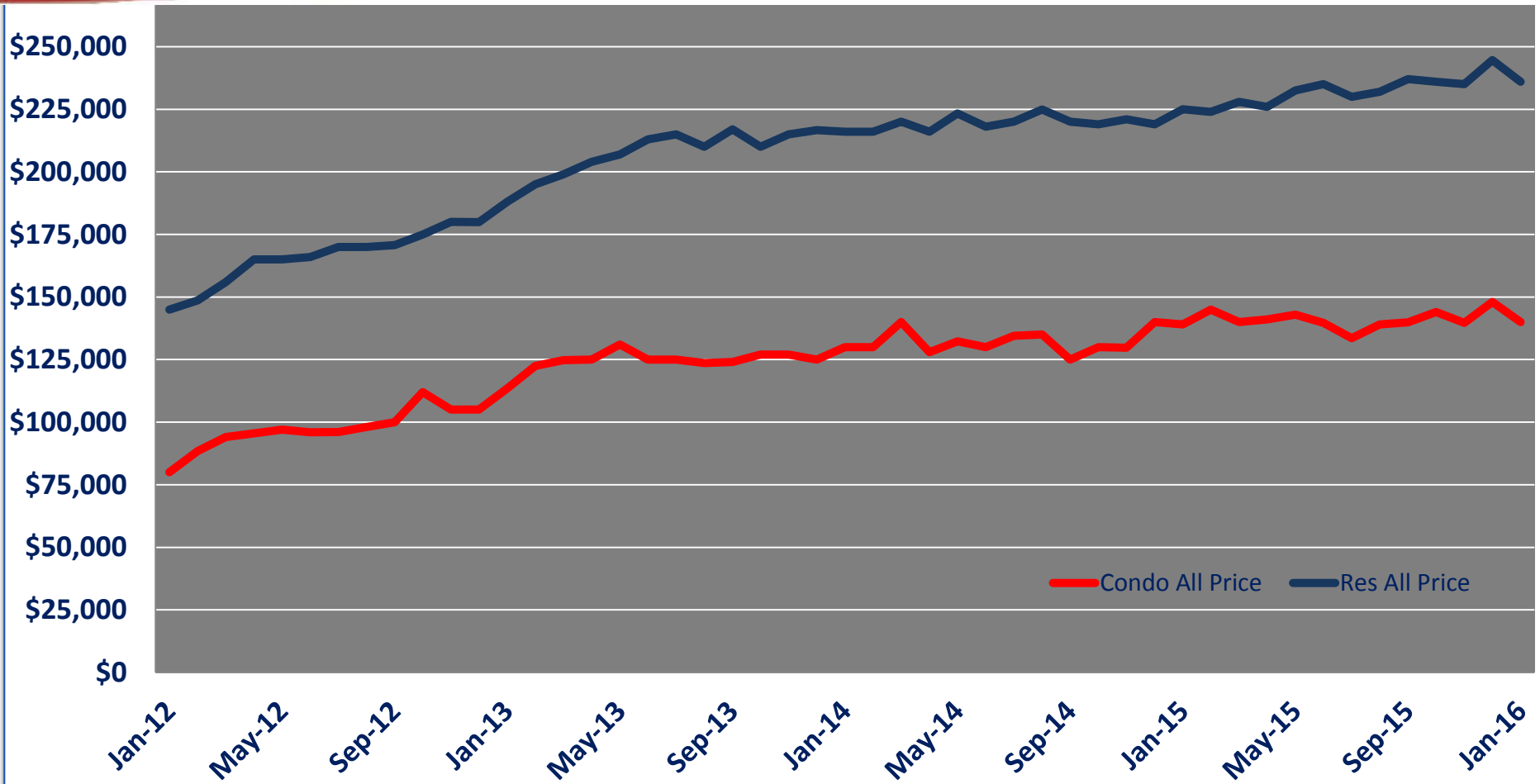
Residential/Condo





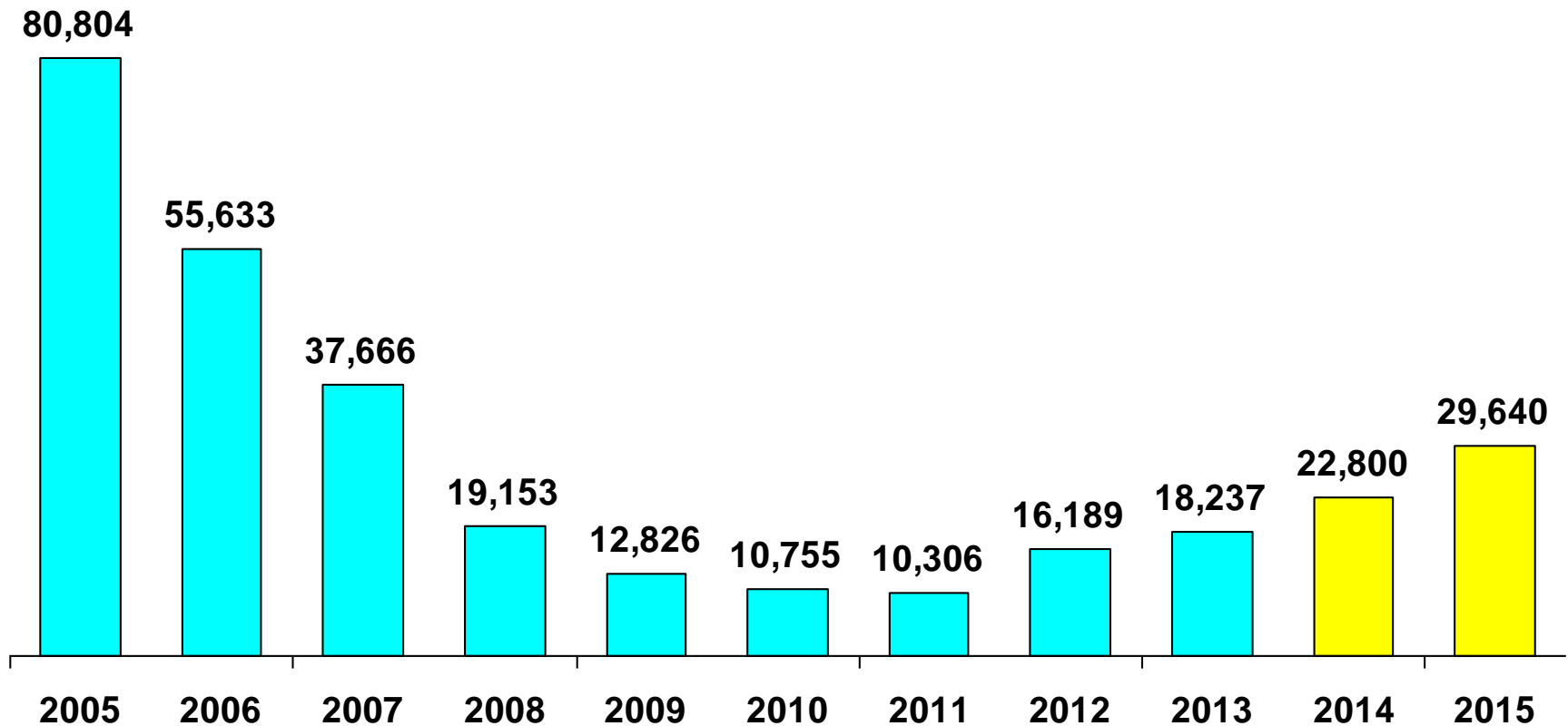
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Assessor

Residential/Condo



Home Building Slowly Recovers

Arizona Single Family Permits 2005 - 2015



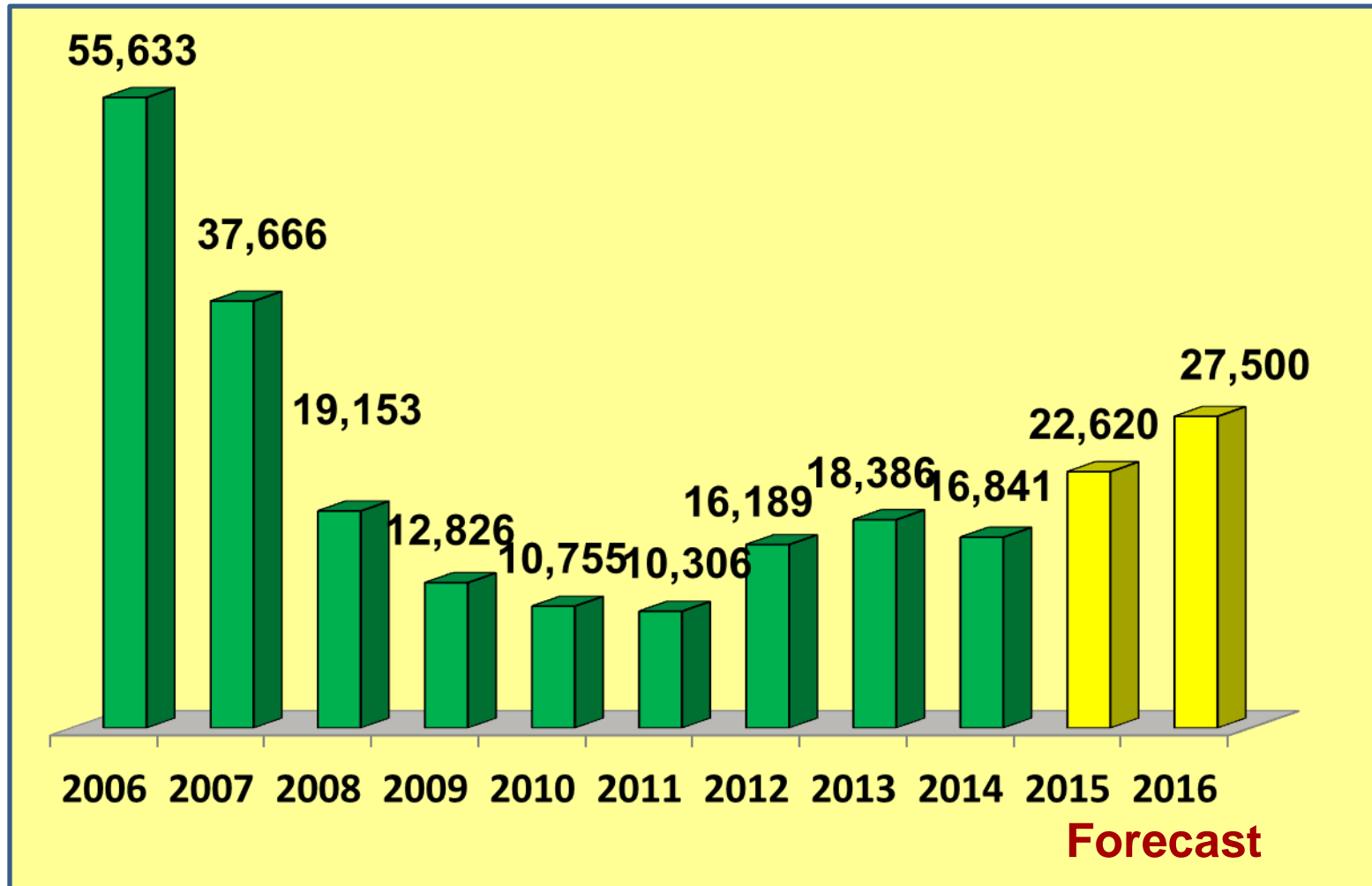
U. S. Census Bureau and W. P. Carey School of Business

Forecast



Arizona Home Building Improves

Single Family Permits Up After 2014 Slowdown



W. P. Carey School of Business, ASU & U. S. Census Bureau



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Assessor

TY 2016-2017 – Land by City

MARICOPA COUNTY PRELIMINARY Tax Year 2016 & 2017 Comparison Land by City

CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
0 NO CITY/TOWN	23,900	24,500	4.18%	2.51%
1 AVONDALE	20,100	22,100	5.00%	9.95%
2 BUCKEYE	21,300	22,300	5.00%	4.69%
3 CHANDLER	47,400	53,900	5.00%	13.71%
4 EL MIRAGE	20,600	18,800	-1.25%	-8.74%
5 GILA BEND	19,400	24,150	5.00%	24.48%
6 GILBERT	44,200	47,050	5.00%	6.45%
7 GLENDALE	33,100	39,450	5.00%	19.18%
8 GOODYEAR	29,000	34,400	2.92%	18.62%
9 GUADALUPE	17,100	18,500	5.00%	8.19%
10 MESA	44,000	53,000	4.99%	20.45%
11 PARADISE VALLEY	490,600	649,000	5.00%	32.29%
12 PEORIA	51,600	53,600	5.00%	3.88%
13 PHOENIX	23,500	25,400	3.62%	8.09%
14 SCOTTSDALE	184,750	201,250	4.23%	8.93%
15 SURPRISE	15,600	16,300	5.00%	4.49%
16 TEMPE	49,700	61,600	4.78%	23.94%
17 TOLLESON	115,050	113,050	3.98%	-1.74%
18 WICKENBURG	29,300	29,400	1.02%	0.34%
19 YOUNGTOWN	50,300	52,800	-1.66%	4.97%
21 CAREFREE	158,350	157,450	2.82%	-0.57%
22 CAVE CREEK	120,550	146,850	5.00%	21.82%
23 LITCHFIELD PARK	72,650	73,800	5.00%	1.58%
24 FOUNTAIN HILLS	128,500	140,500	4.38%	9.34%
25 QUEEN CREEK	50,500	51,900	5.00%	2.77%
30 SUN CITY	3,600	3,900	4.99%	8.33%
31 SUN CITY WEST	306,900	312,000	5.00%	1.66%
32 SUN CITY GRAND	342,650	378,500	5.00%	10.46%
33 SUN LAKES	51,100	54,650	5.00%	6.95%
34 AHWATUKEE	178,600	173,250	5.00%	-3.00%
TOTAL	30,900	33,700	3.67%	9.06%

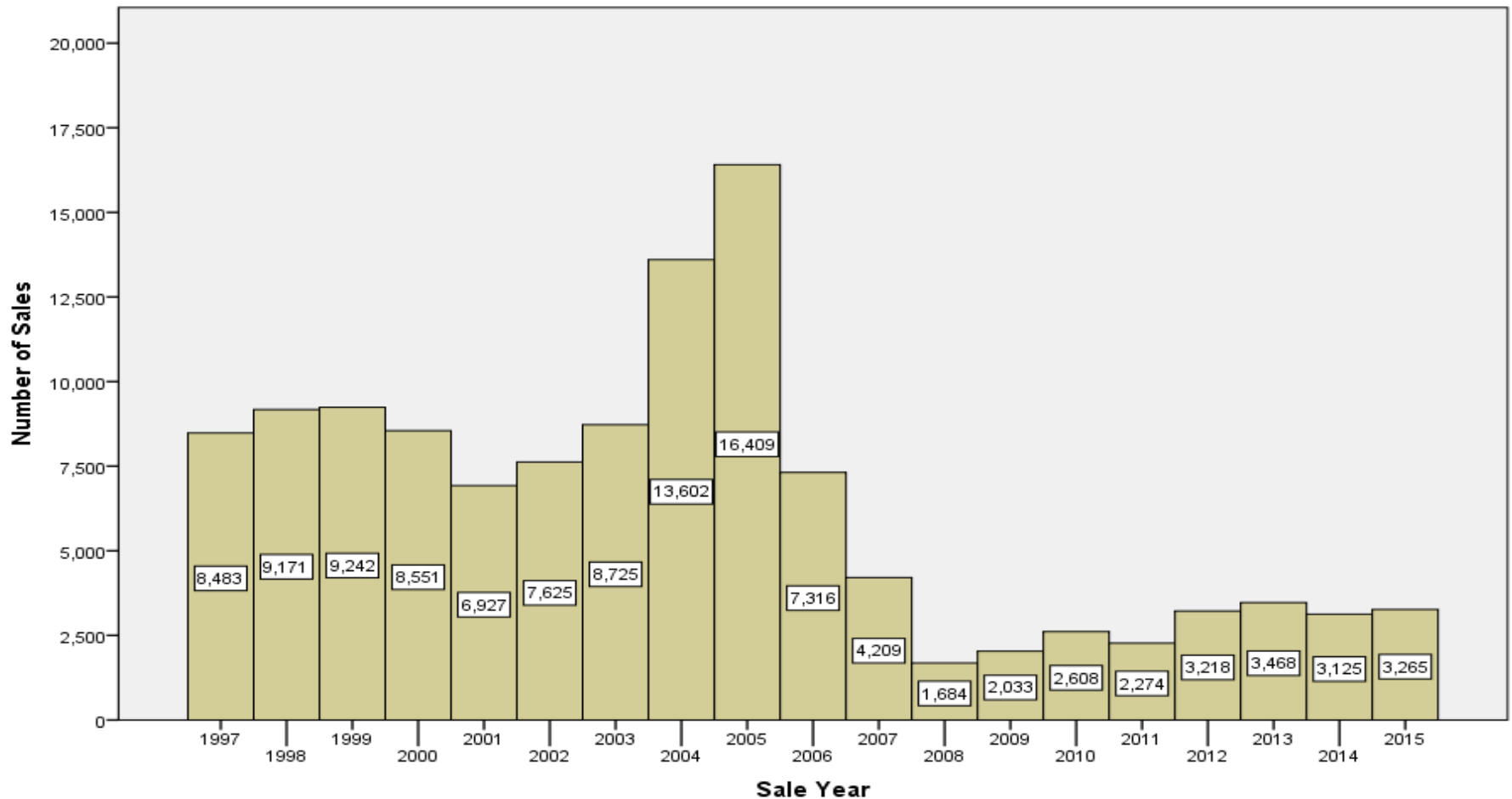
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Paul D. Petersen
Assessor

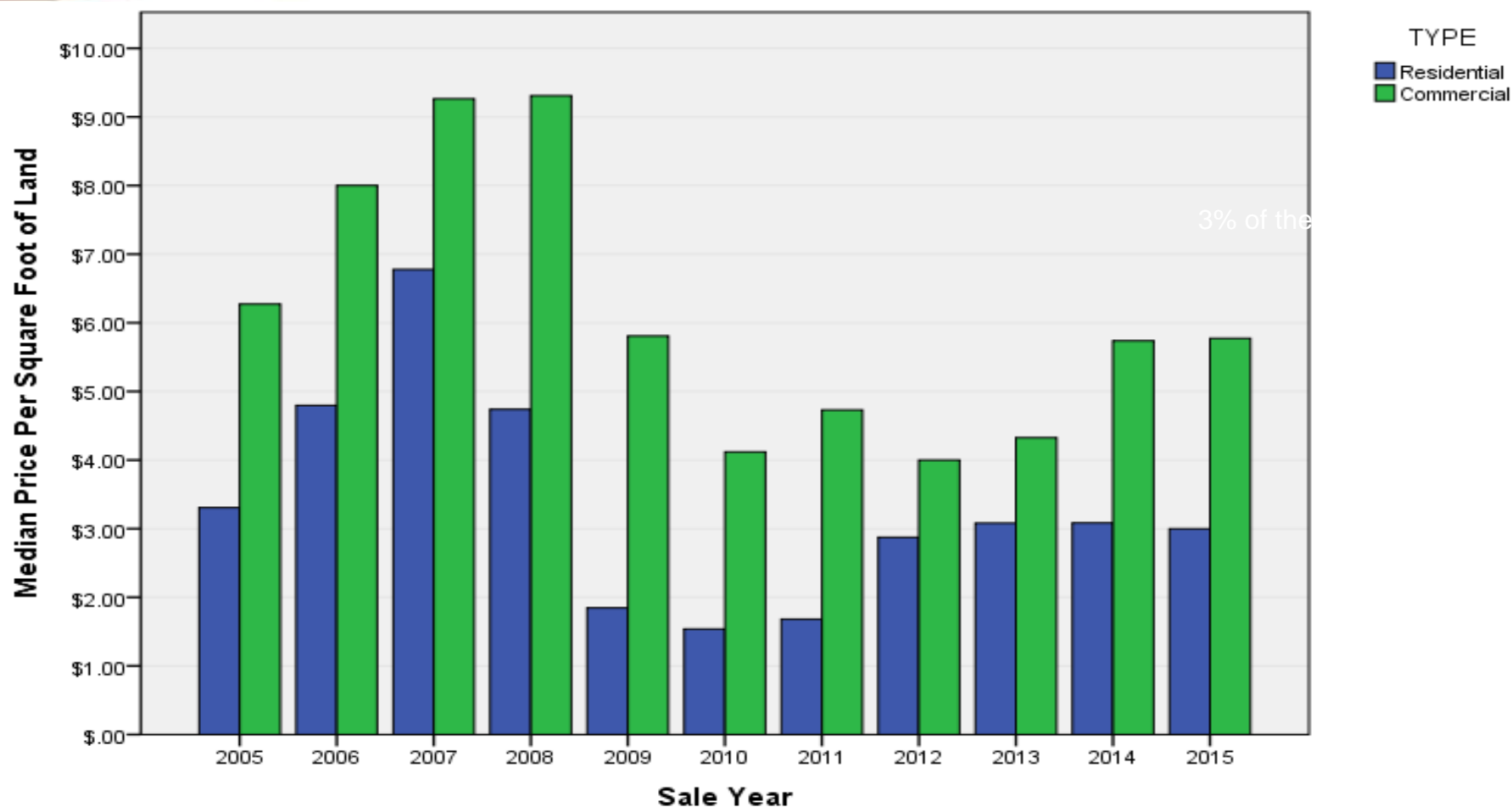
Vacant Land Sale Count (1997-2015)





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Vacant Land Median Sale Price Per Sq Ft





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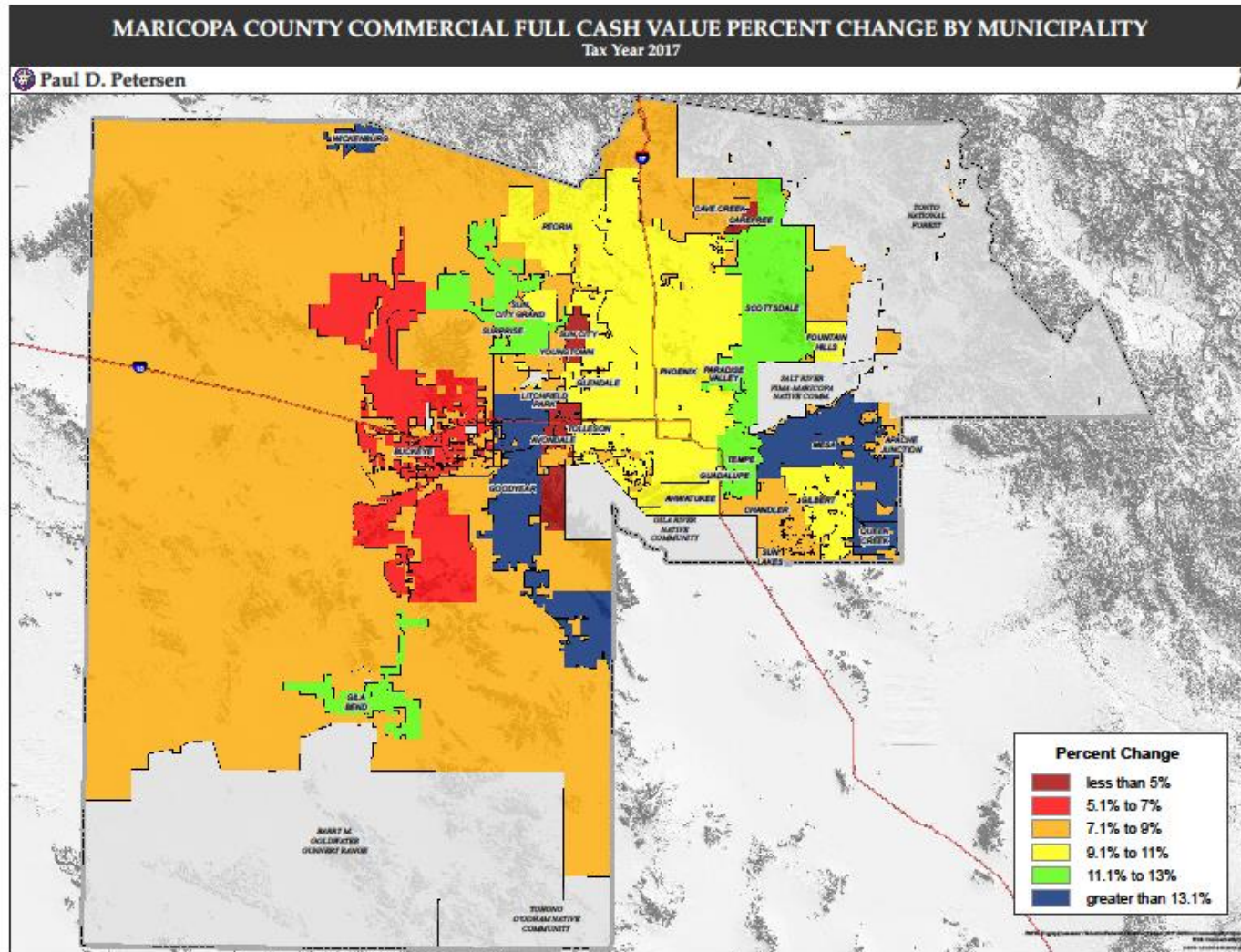
TY 2016-2017 – Commercial by City

MARICOPA COUNTY PRELIMINARY Tax Year 2016 & 2017 Comparison Commercial by City

CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
0 NO CITY/TOWN	277,000	300,600	2.30%	8.52%
1 AVONDALE	374,700	384,750	4.39%	2.68%
2 BUCKEYE	280,300	296,300	4.92%	5.71%
3 CHANDLER	398,000	431,400	5.00%	8.39%
4 EL MIRAGE	386,950	420,300	5.00%	8.62%
5 GILA BEND	195,700	219,950	0.15%	12.39%
6 GILBERT	307,000	335,600	5.00%	9.32%
7 GLENDALE	326,200	359,550	4.77%	10.22%
8 GOODYEAR	637,700	721,650	5.00%	13.16%
9 GUADALUPE	349,450	378,550	5.00%	8.33%
10 MESA	393,000	445,800	4.73%	13.44%
11 PARADISE VALLEY	1,805,000	2,028,900	5.00%	12.40%
12 PEORIA	248,450	275,000	5.00%	10.69%
13 PHOENIX	438,100	482,000	4.59%	10.02%
14 SCOTTSDALE	580,500	650,400	4.36%	12.04%
15 SURPRISE	553,300	614,500	5.00%	11.06%
16 TEMPE	778,100	868,850	4.94%	11.66%
17 TOLLESON	1,288,500	1,423,900	5.00%	10.51%
18 WICKENBURG	241,500	288,000	5.00%	19.25%
19 YOUNGTOWN	264,200	257,000	5.00%	-2.73%
21 CAREFREE	149,200	152,150	5.00%	1.98%
22 CAVE CREEK	378,300	409,950	5.00%	8.37%
23 LITCHFIELD PARK	878,100	978,200	5.00%	11.40%
24 FOUNTAIN HILLS	338,700	369,200	2.75%	9.01%
25 QUEEN CREEK	255,300	289,500	5.00%	13.40%
30 SUN CITY	554,100	571,600	3.01%	3.16%
31 SUN CITY WEST	359,700	398,000	5.00%	10.65%
32 SUN CITY GRAND	857,000	932,550	5.00%	8.82%
33 SUN LAKES	262,800	282,000	3.04%	7.31%
34 AHWATUKEE	706,950	778,800	4.81%	10.16%
TOTAL	429,400	474,050	4.46%	10.40%

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in the calculation of median values from 2016 to 2017 has changed and reflects situations such as parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.





Paul D. Petersen
Assessor

TY 2017 - Median FCV by Property Type

Property Type	Parcels	2016 Median Value	2017 Median Value	Median Change
Vacant Land	164,299	30,900	33,700	9.06%
Residential	1,037,003	173,700	181,300	4.38%
Apartments	29,626	147,700	164,300	11.24%
Hotel	174	6,163,200	7,740,200	25.59%
Motel	288	1,228,400	1,738,500	41.53%
Resorts	480	69,100	83,100	20.26%
Condos	179,294	100,500	108,200	7.66%
Mobile Units	36,182	59,500	59,900	0.67%
Convenience Stores	6,367	504,200	583,500	15.73%
Store/Office	133	310,400	350,600	12.95%
Department Stores	14	7,284,800	8,301,700	13.96%
Shopping Centers	1,686	2,124,500	2,291,700	7.87%
Offices	9,507	206,800	220,100	6.43%
Banks	579	1,293,500	1,440,100	11.33%
Service Stations	1,687	331,100	363,000	9.63%
Auto Sales	1,454	377,200	422,000	11.88%
Nursing Homes	1,019	235,400	246,100	4.55%
Restaurants	2,399	656,200	744,600	13.47%
Medical	3,198	223,200	243,100	8.92%
Race Tracks	245	150,700	154,600	2.59%
Cemeteries	71	555,400	557,000	0.29%
Golf Courses	1,425	6,209	6,275	1.06%
Amusement Parks	95	1,500,000	1,604,400	6.96%
Parking Facilities	1,287	143,400	169,100	17.92%
Clubs/Lodges	120	3,100,000	3,365,200	8.55%
Privately-Owned Schools	530	874,700	1,007,300	15.16%
Industrial Parks	2,330	453,900	517,100	13.92%
Warehouses	9,034	459,300	510,300	11.10%
Misc Commercial	16,022	66,300	73,300	10.56%
Agricultural	15,286	700	565	-19.29%
Exempt	29,495	115,900	127,000	9.58%
Misc	2,403	121,800	128,900	5.83%
* Total	1,553,732	\$145,600	\$153,500	5.43%
* County Total	1,553,732	\$145,600	\$153,500	5.43%

All exempt properties, new construction, additions, alterations or any change in use have been removed from this analysis.

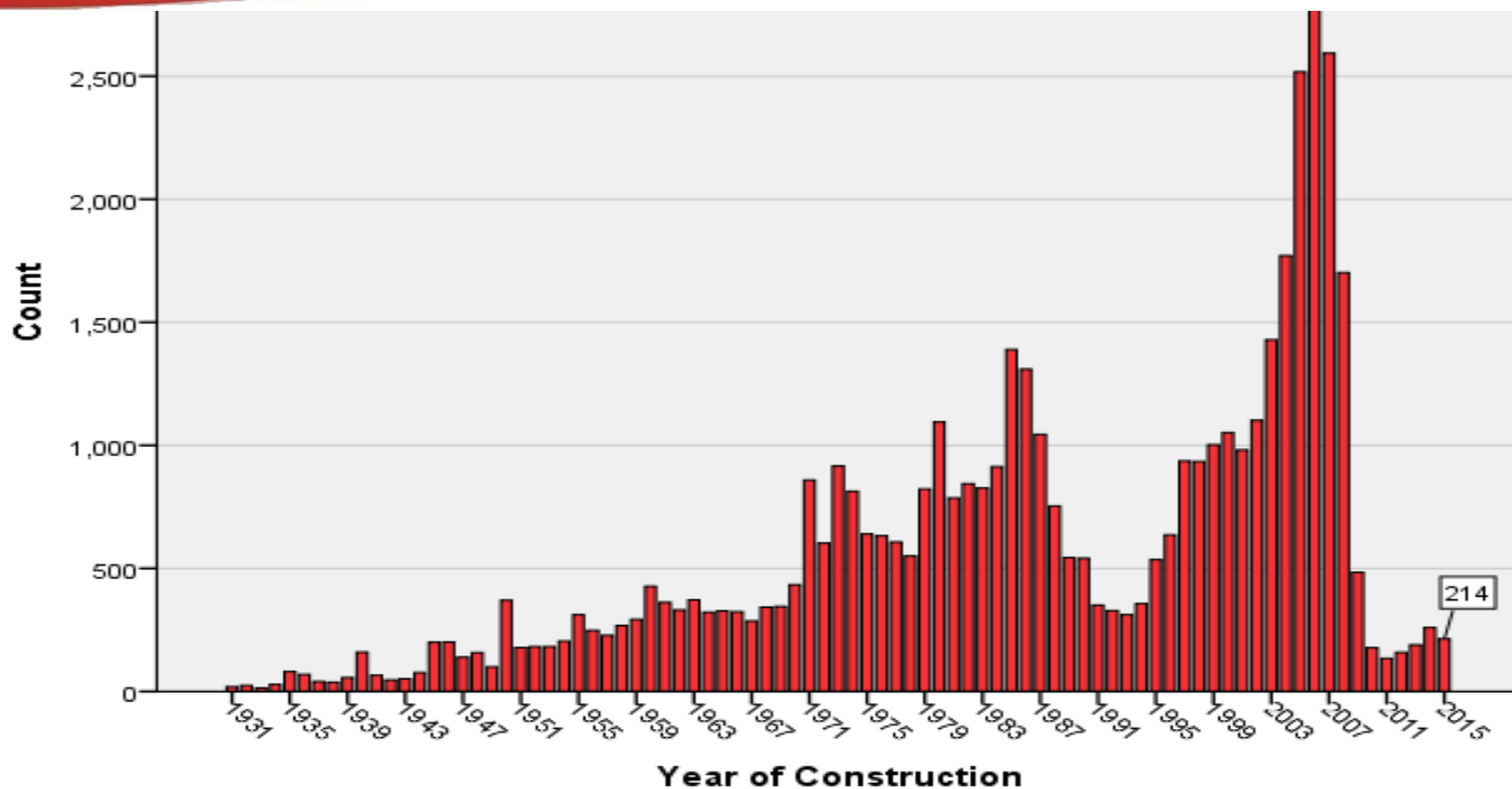
Data used in the calculation of '2016 Median Value' has changed and reflects situations such as; parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.

* Totals include data that is reflected on the 'Preliminary Tax Year 2016 & 2017 Comparison Full Cash Value Analysis' report.



Paul D. Petersen
Assessor

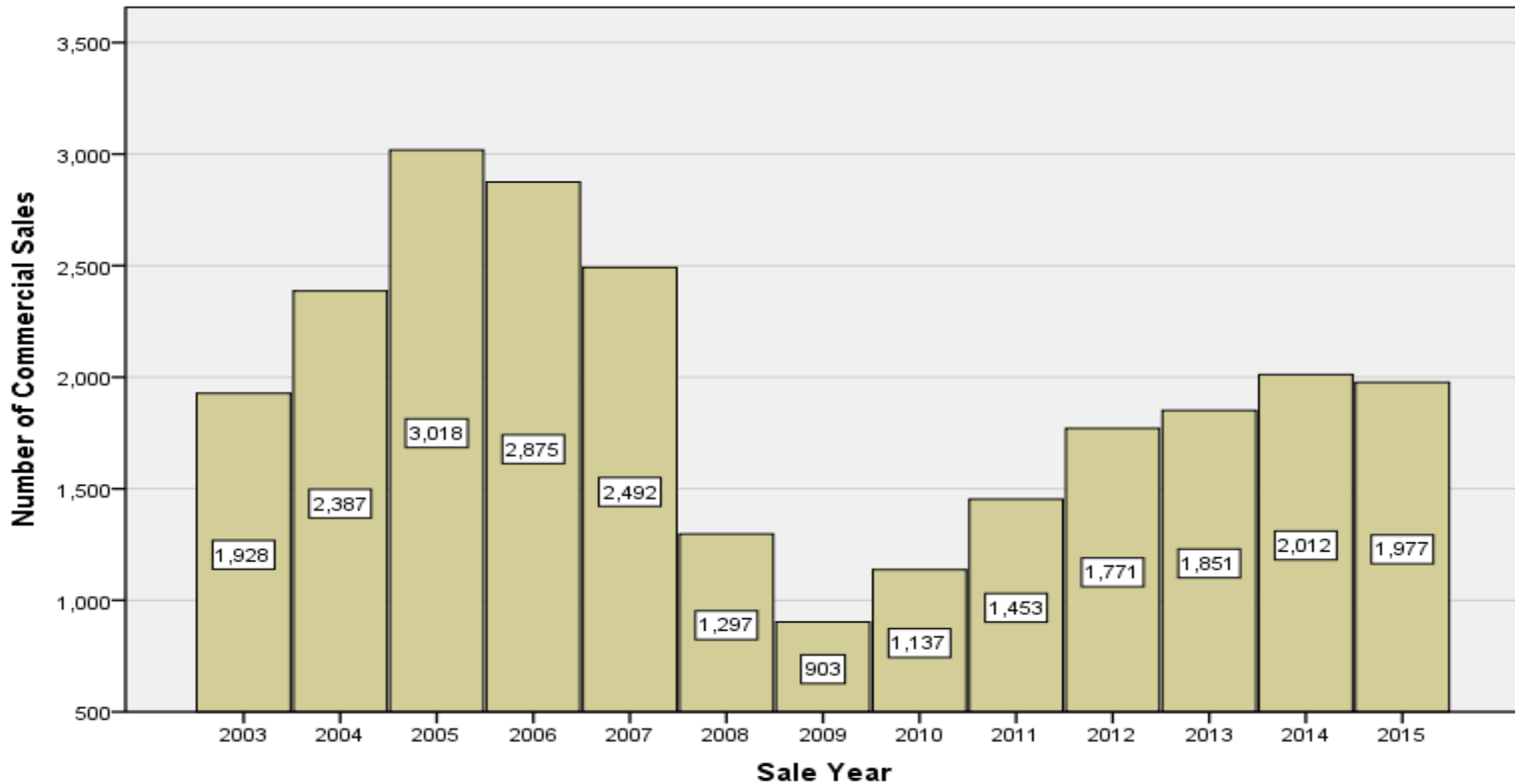
Commercial





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Assessor

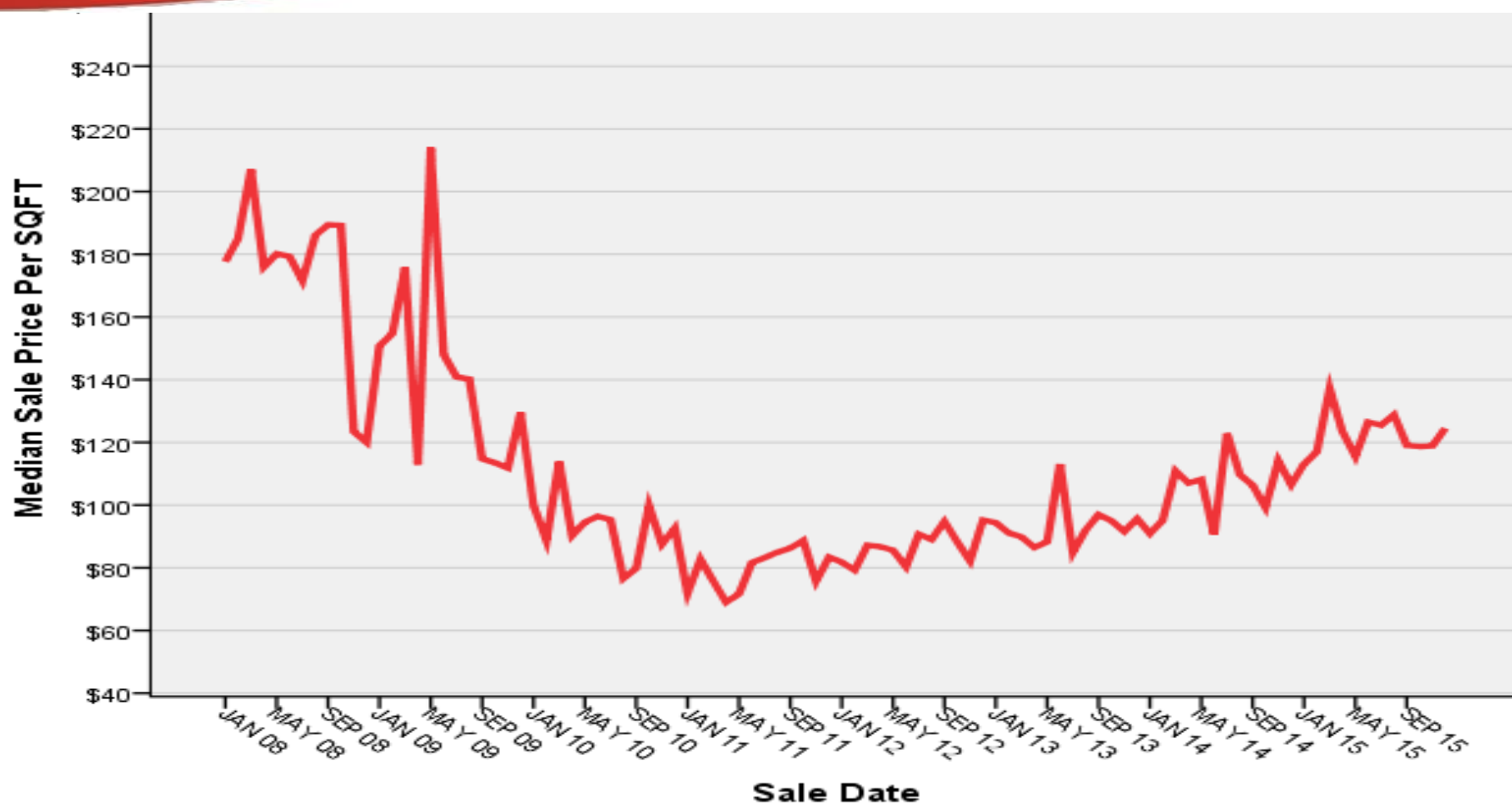
Commercial Improved Sale Counts





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Assessor

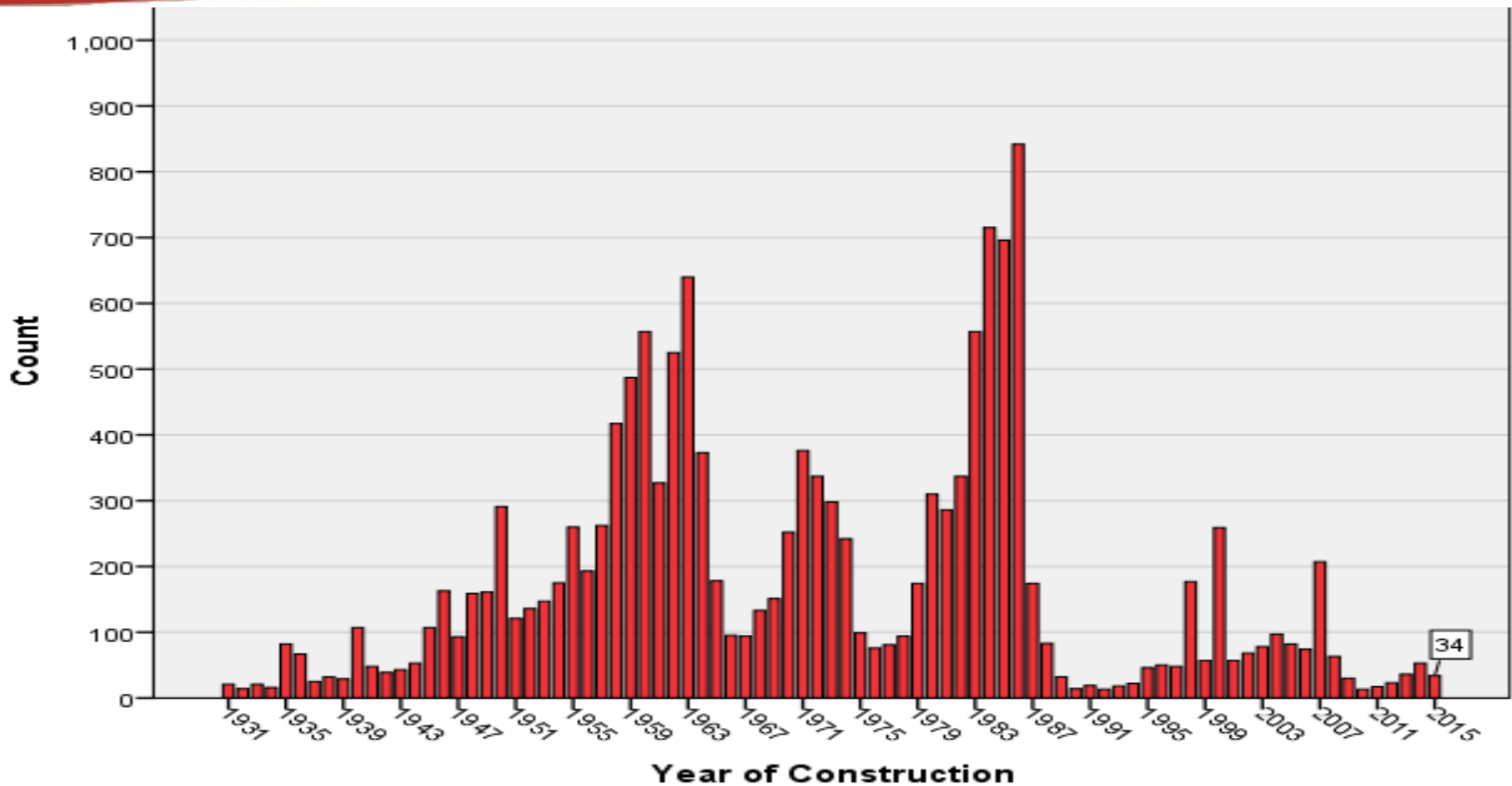
Commercial





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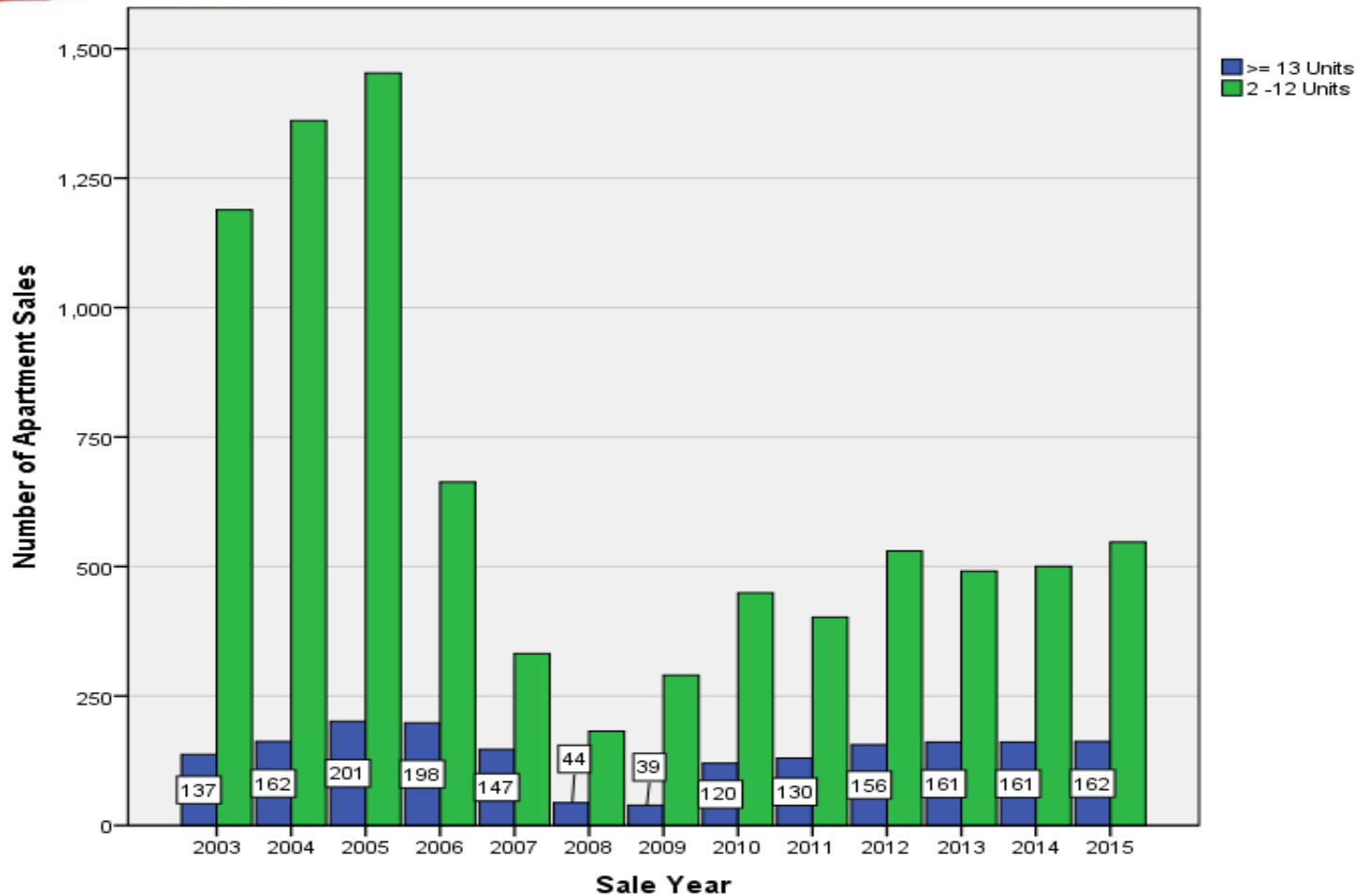
Apartments





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Assessor

Apartment Sale Counts





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Assessor

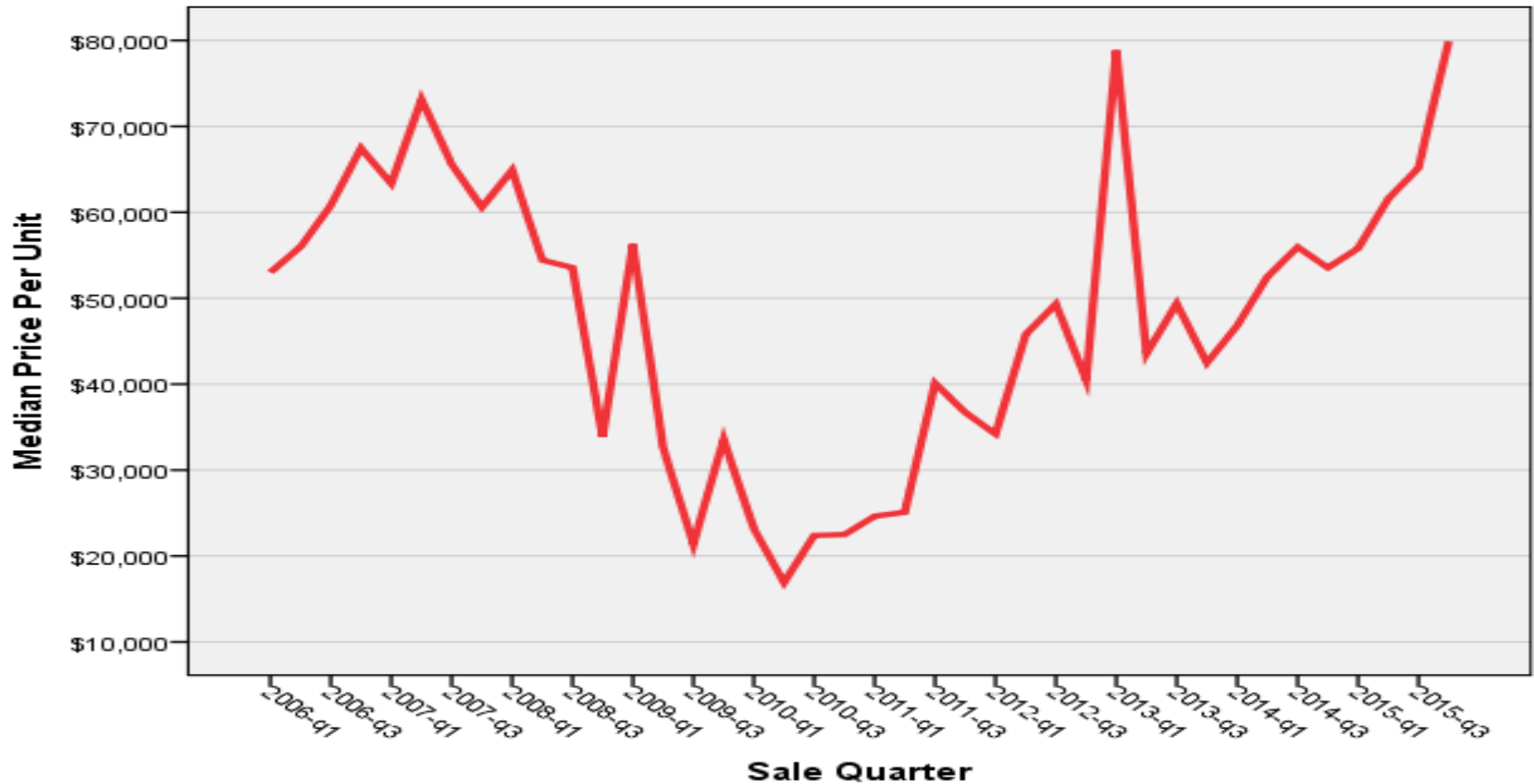
Apartments | 2-12 Units





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Apartments | 13+ Units





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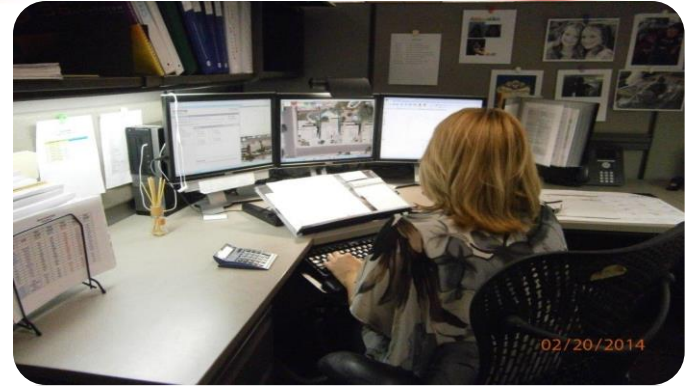
Apartment Median % Change

Property Type	Median Values		FCV %
	FCV 2017	FCV 2016	Change
MULTI-FAMILY 13 AND UP	6,305,600	5,289,000	19.22%
2 - 12 UNIT APARTMENTS	148,500	132,700	11.91%
TOTAL	164,300	147,650	11.28%



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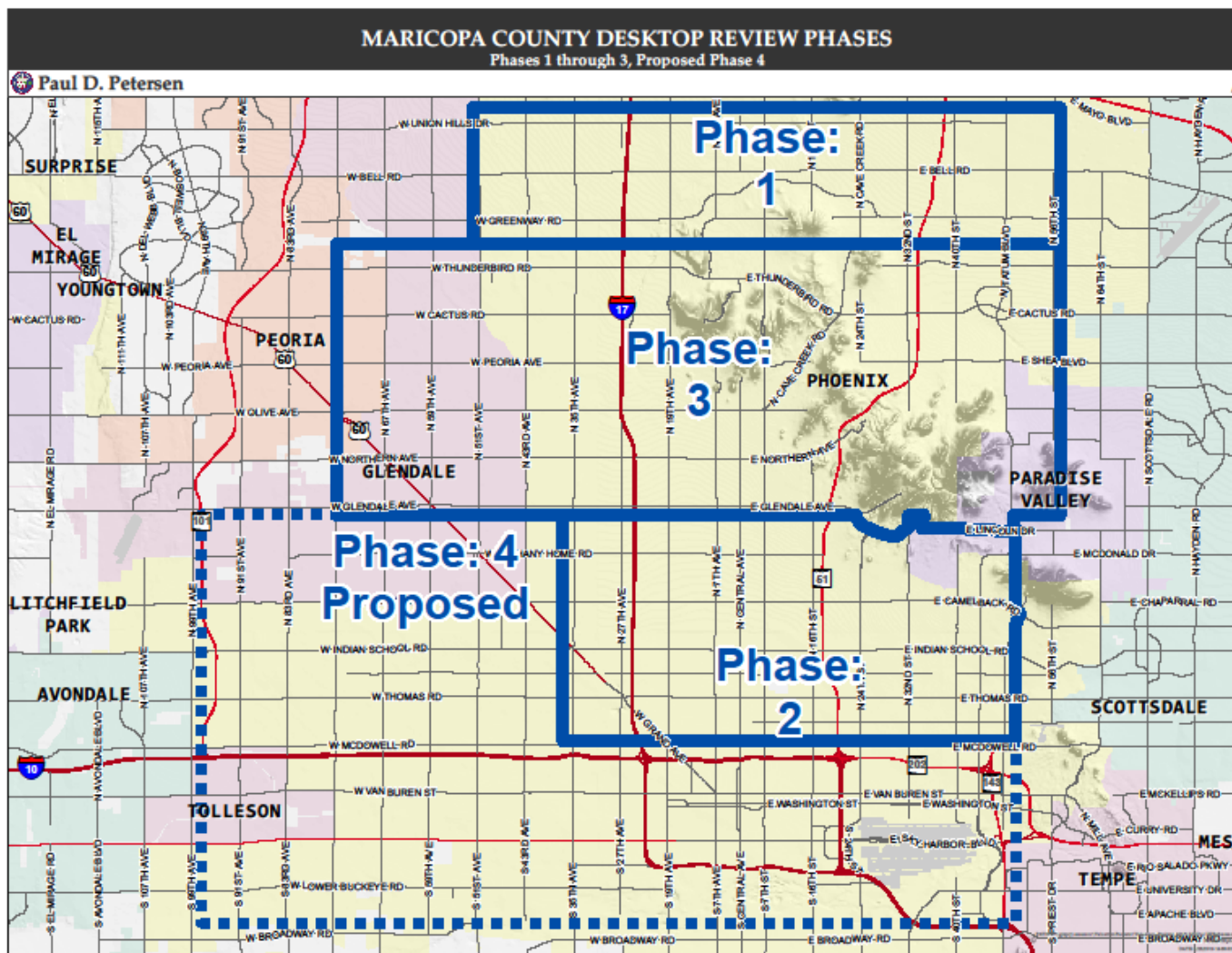
Assessment Analyst (AA) Update





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Assessor

AA Update – Desk Top Review Phases





Paul D. Petersen
Assessor

AA Update

- **2014 “Pilot “ Phase I, complete (TY 2016, FY 2017), 8 FTE Team**
 - 50,000 parcels, best for RD properties
- **2015 Phase II, complete (TY 2017, FY 2018), some RD Staff**
 - 60,000 parcels
- **2016 Phase III, began Feb. 1 (TY 2018, FY 2019), all RD Staff**
 - 100,000 RD only parcels
 - Included in base budget



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Assessor

AA Phase 1 / Phase 2 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY 2018)
RESIDENTIAL PARCELS REVIEWED:	45,938	45,529
VALUE UNDER REVIEW:	1,253,308,200	2,990,001,300
% PARCELS WITH POSITIVE CHANGE:	72.30	74.70
AVERAGE FCV INCREASE:	\$5,510	\$7,760
MEDIAN FCV INCREASE:	\$1,600	\$3,100



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Assessor

AA Phase 1 / Phase 2 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY 2018)
NET FCV CHANGE:	\$249,072,100	\$353,344,100
NET RULE "B" LPV:	\$176,564,600	\$444,373,400
PARCELS WITH RULE "B" INCREASE:	7,552	13,838
PARCELS WITH RULE "B" DECREASE:	1,129	1,505



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AA Phase 1 / Phase 2 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY2018)
SQ FT INCREASE:	12,848	18,153
SQ FT DECREASE:	3,359	7,662
AC ADDED:	1,769	11,095
2ND FLOOR ADDED:	213	186
2ND FLOOR DELETED:	47	58
BASEMENT ADDED:	64	233
BASEMENT DELETED:	32	2
POOL ADDED:	597	192
POOL DELETED:	480	645
DETACHED GARAGE ADDED:	913	3,080
DETACHED GARAGE DELETED:	1	439



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Assessor

AA Phase 1 / Phase 2 - Results





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Assessor

AA Phase 1 / Phase 2 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY2018)
SQ FT INCREASE:	12,848	18,153
SQ FT DECREASE:	3,359	7,662
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2ND FLOOR ADDED:	213	186
2ND FLOOR DELETED:	47	58
BASEMENT ADDED:	64	233
BASEMENT DELETED:	32	2
POOL ADDED:	597	192
POOL DELETED:	480	645
DETACHED GARAGE ADDED:	913	3,080
DETACHED GARAGE DELETED:	1	439



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Assessor

Legislation

- **HB2481 – School Finance**
- **HB2054 – Debt Limitations**
- **HB2055 – Elderly Homeowners, Class 6**
- **HB2125 – District Boundaries**
- **HCR2031 – Personal Property Exemption**
- **SB1350 – Technical Corrections, Online Lodging**
- **SB1402 – Higher Education, Class 6**
- **SB1523 – TNT Notice**



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Legislation – Not Passed

- **HB2439 – Property Tax Equity – LPV**
- **HB2185 – Property Tax Hotel & Motels, Class 6**
- **SCR1004 – Property Tax Exemptions**
- **GPLET Report – AZ Auditors**



Paul D. Petersen
Assessor

2017 Take Aways

- TY 2016, FY 2017 FEBRUARY 10, NUMBERS DONE 
- SLOW GROWTH CONTINUES BASED ON 2015 MARKET
- TY 2017, FY 2018 LPV GENERALLY AROUND 5%, EXCEPT FOR VACANT LAND 3.5%
- FOR **FY 2018** BUDGETING RECOMMEND **LESS** 5% NET ASSESSED MODIFIED FOR YOUR JURISDICTIONS GROWTH FORECASTS



Paul D. Petersen
Assessor

Thank You!

Maricopa County Assessor's Office

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Lesley Kratz, Sr. Advisor/Special Districts

kratzl@mail.maricopa.gov | 602-506-7154

Maricopa County Education Services Agency

Marc Kuffner, Assistant Superintendent

marc.kuffner@mcesa.maricopa.gov | 602-506-2068